

UNIVERSAL PROPERTIES, INC.

VIA HAND-DELIVERY

CATHLEEN HAYES
PRESIDENT

October 22, 2013

Mr. Gary Jones, Acting Director
LA County Department of Beaches & Harbors
13837 Fiji Way
Marina Del Rey, CA 90292

Re: Design Control Board Submittal for the Planned Rehabilitation of Mariners Bay Apartments and Marina, 14000 Palawan Way, Marina del Rey, CA 90292.

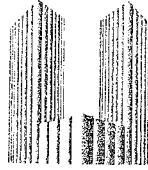
Dear Acting Director Jones:

We are pleased to submit our plans for the rehabilitation of the Mariners Bay Apartments and Marina (Parcel 28) leasehold to the Marina del Rey Design Control Board ("DCB") for its review and conceptual approval at its November 20, 2013 meeting. Following the DCB's conceptual approval of our rehabilitation plans, and after our receipt of the required approvals for the proposed rehabilitation project by the Department of Regional Planning, we look forward to seeking the DCB's future approval of our final design and detailed exterior improvements, landscape and hardscape detail, and signage.

As described in further detail below, our proposed renovation of Mariners Bay Apartments and Marina (Parcel 28) will result in a complete revitalization of the exterior and interior of the entire existing apartment community. This will include the phased renovation of the apartment unit interiors and interior common areas. In addition, the exteriors of the buildings will be clad with new materials, given a completely modern, fresh look with new architectural details and finishes, as well as new landscaping, hardscaping, and waterfront pedestrian promenade improvements.

The narrative below describes the rehabilitation project in the following segments:

1. Existing Building & Site information



2. Building Facade Renovation
3. Amenity Renovation
4. Landscape
5. Rehabilitation of Apartment Units and Common Area Interiors

1. Existing Building & Site Information

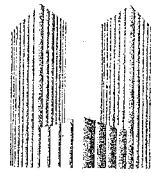
Mariners Bay Apartment and Marina (Parcel 28) is a 379-unit multifamily rental property with a 409-slip boat anchorage located at 14000 Palawan Way in Marina del Rey. Mariners Bay Apartments were constructed in 1974. The entire property was purchased by the current ownership, Mariners Bay Company, a California Limited Partnership, in 1975. The property is managed by Universal Properties, Inc. Cathleen Hayes is President of Universal Properties, Inc. and has also represented the General Partner as Executive Vice President of Mariners Bay Company since 1993.

Mariners Bay Apartments and Marina is located on Parcel 28, and is bordered by basin "D" on the south, basin "E" on the north, Del Rey yacht Club on the east, and Mother's Beach on the west. Parcel 28 contains approximately 8.5 acres of land area and 10.1 acres of water area. (Please see page 3 Vicinity Map and page 4 Aerial Views)

The existing apartment unit mix is three studios, 216 one-bedroom units, 71 one-bedroom + den units, 87 two-bedroom units, and two three-bedroom townhouses. The apartment units are contained in seven buildings of three stories constructed over a two-level semi-subterranean garage podium. The site accommodates 947 parking spaces for apartment tenants, boaters, and guests. (Please see page 5 Existing Building Photos) A small surface parking lot located near Del Rey Yacht Club is currently licensed to the Club and not included in the parking for Mariners Bay.

Land side amenities available to the apartment tenants include a gym with saunas and locker rooms; a clubhouse including kitchen, 50 inch plasma TV; and two dining areas. In addition, the property has a pool, spa, barbecue area, sand volleyball court, three lighted tennis courts, and a business center.

Mariners Bay Marina anchorage contains 409 boat slips. A new Boaters Lounge offering a combination of business center and TV lounge is provided to the boat



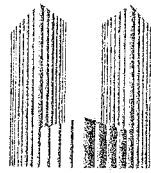
slip tenants. Laundry facilities, dock heads with showers and parking are also provided. Although the current rehabilitation plan does not involve redevelopment of the anchorage at this time, anchorage replacement will be done following the land side improvements.

2. Building Façade Renovation

The Mariners Bay complex was developed as a resort-like residential apartment community with superlative views of the water, proximity to the beach environment, and access to the recreational opportunities offered within Marina del Rey. The property, surrounded by water on all sides, is unique among Marina del Rey properties because it has an access road surrounding the exterior of the complex, creating an open yet serene atmosphere that relates to the well-appreciated common amenity areas. The majority of tenants enjoy water views.

The focus of our design approach to the renovation of the existing buildings and facilities at Mariners Bay Apartments and Marina is to enhance this experience. The proposed design includes improvement to the building exterior which is intended to honor the integrity of the existing development while substantially building upon the simple, modern forms of the architecture with new surface materials and finishes, the addition of architectural shading devices, improved balconies, and new doors and windows. In addition, the creation of a Club Level experience at the far end of the property will include significantly upgraded apartment units, some fully furnished. The Club Level apartments will also offer a valet drop off lounge area to be created within the existing garage. We believe that this approach will create a fresh, classically modern aesthetic while incorporating a casual, yet elegant, seaside feel.

a. The facades of each of the existing apartment buildings that are currently surfaced in stained wood siding and rough plaster will be entirely resurfaced. All of the existing wood siding and plaster will be replaced with a new modular pattern of stone and engineered wood siding complementing the existing architecture. We have introduced white marble with round motifs on the major existing architectural forms to reinforce the massing of the complex and reflect the lightness in the seaside environment.



b. The exterior facades will be further enhanced by the replacement of all windows and sliding doors and new balcony decking. The wood guardrails on the existing balconies will be replaced with a combination of metal bar stock and stainless cabling to give the complex a more contemporary appearance and transparency for the expansive marina views.

c. The water feature at the entrance to Mariners Bay, which will be refurbished, along with the addition of a water feature at the entrance to the exclusive Club Level at the far end of the property, will add to the ambiance of the marina experience.

3. Amenity Renovation

The resort-like feeling of Mariners Bay is due, in large part, to a number of common area amenities, such as a clubhouse, which serve the tenants. All of these amenities will undergo substantial interior and exterior renovations. Our design intent is to enhance and update the appearance and function to relate more integrally to the overall site.

The Leasing Office located mid-way down the main entry to the property will be completely renovated with new stone siding, new glazing and signage along with an updated interior design to better serve the tenants of Mariners Bay. A new business center will be created adjacent to the Leasing office and centrally located for tenants. Boat slip tenants will be able to take advantage of the existing Boaters Lounge, a combination clubhouse and business center designed specifically for boat slip tenants.

The Fitness Center will be remodeled to provide new state-of-the-art equipment and new locker room facilities.

The Clubhouse will be renovated for easy access to the renovated pool, Jacuzzi, and pool deck area. The pool will incorporate a fountain water feature to make it more visible and engaging.

The three tennis courts and volleyball court will be resurfaced and renovated, including all new lighting.



There will be the addition of the Bike Depot to the property that will provide services to repair bicycles as well as rentals to tenants and visitors to the Marina. Along with the Bike Depot, the property will be further enhanced with the addition of a Community Room. The Community Room will be used by local groups for meetings, socializing, and as a land side base for programs at Mothers Beach. The Bike Depot and the Community Room are located near the entrance to the property and adjacent to the Promenade, the pocket park, and Mother's Beach. These amenities will welcome the public to enjoy the beautiful views, have a picnic, or rest while their bike is being repaired.

4. Landscape

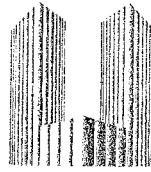
The entrance to Mariners Bay and the exclusive Club Level apartments, the existing pool, spa and outdoor amenities of the clubhouse, tennis courts, and volleyball court will all receive extensive hardscape, softscape, and lighting renovations which are designed to meet the modern aesthetic of the new architectural improvements. New hardscape and planting materials and finishes will complement the quality of the proposed building materials.

The Promenade at Mariners Bay will be refinished with decorative concrete paving, new lighting, and street furniture. The extensive redevelopment will provide the public with a safe, well-articulated and quality pedestrian experience including new paving, articulated cross walks to the marina entrances from the complex across the public way. The creation of new dock entrances will also help define and improve the experience along the Promenade.

The Promenade will also incorporate an existing triangular pocket park located near the entrance to the project and adjacent to the Bike Depot and Community room. Existing mature trees will be dramatically pruned and benches, seasonal plantings, and sculptural elements will invite pedestrians and bike riders to stop and enjoy the view.

New metal posts and railings will extend along the top of the bulkhead on our marina frontage. New post lighting along the public way will provide safe, aesthetic lighting and will shield light from the neighboring apartments.

Existing planting areas between the open, outdoor parking lots will be retained and re-landscaped to open up the complex to the views and marina experience



as most of the existing landscape has overgrown and will be replaced. Asphalt paving in the open parking lots will be resurfaced.

5. Rehabilitation of Apartment Units and Common Area Interiors

Though the DCB's review is primarily focused on the exterior elements of the apartment complex, please know that the planned renovation will also include the phased rehabilitation and remodel of all of the apartment unit interiors including the complete reconstruction of the kitchen and bathrooms. The interior renovation work will include new cabinets and countertops, new floors, wall finishes and ceilings, light fixtures and plumbing fixtures along with the addition of washers and dryers in all units. Contemporary materials and fixtures will be consistent with the modern design of the buildings' exteriors. Common areas will be renovated with new floor and wall finishes, new lighting, new athletic equipment and locker room facilities, and a new leasing office.

We anticipate that the planned rehabilitation project will take approximately 32 months to complete. This allows the project to remain fully functional to serve existing apartment and boat slip tenants throughout the renovation period. During each interior phase, the renovation plan for the affected common areas will be completed.

We trust this information is helpful in explaining the scope and intent of our planned rehabilitation project. We look forward to the commencement of this improvement project and look forward to presenting these plans to the DCB for its conceptual approval. Please do not hesitate to contact me if you would like to discuss any of these elements prior to the DCB meeting.

Sincerely,

Cathleen Hayes
President

MARINERS BAY APARTMENTS

14000 PALAWAN WAY, MARINA DEL REY, CA 90292

2013 DESIGN CONTROL BOARD PRESENTATION

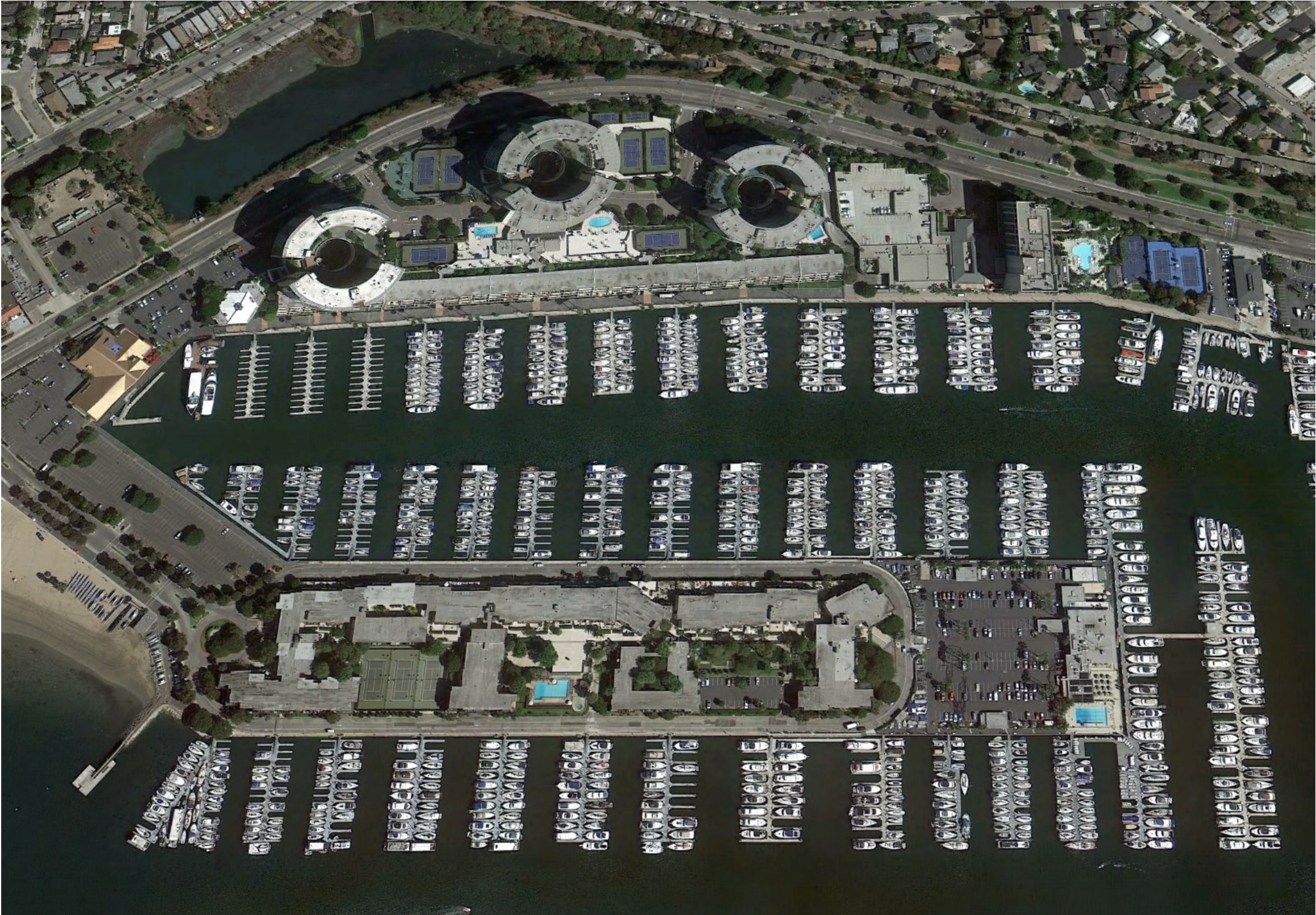
ARCHITECTS:
WALT THOMAS, AIA & HENRY GOLDSTON, AIA

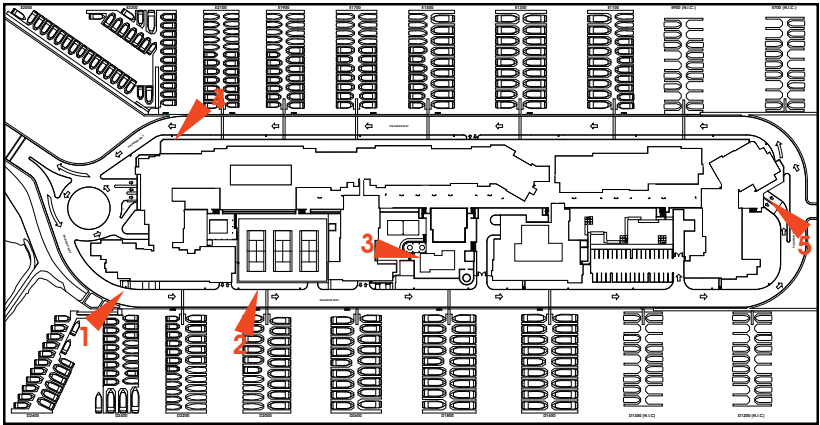
AREA

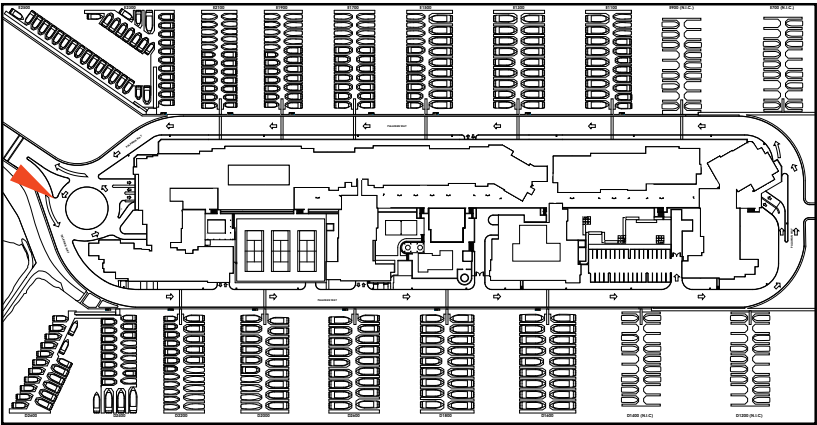


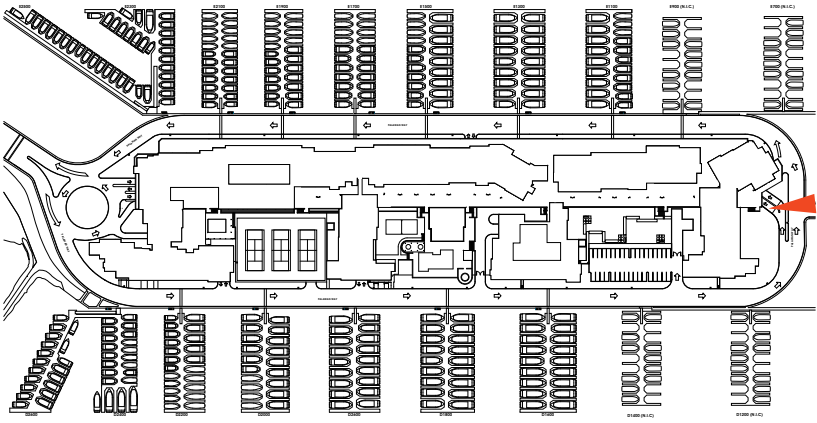
	VICINITY MAP	3
	AERIAL VIEWS	4
	EXISTING BUILDING PHOTOS	5
	PERSPECTIVE VIEW, EXISTING & PROPOSED	6
	PERSPECTIVE VIEW, EXISTING & PROPOSED	7
	PERSPECTIVE VIEW, EXISTING & PROPOSED	8
	EXISTING SITE PLAN	9
	PROPOSED PARKING PLAN - UPPER LEVEL	10
	EXISTING PARKING PLAN - LOWER LEVEL	11
	PROPOSED SITE PLAN	12
	PROPOSED ENTRY IDENTITY & MARINA PATHWAY CONTINUITY	13
	SOUTH ELEVATION, EXISITING & PROPOSED	14
	EAST & WEST ELEVATIONS, EXISITING & PROPOSED (CONT.)	15
	NORTH ELEVATION, EXISITING & PROPOSED	16
	PROPOSED ELEVATIONS: CLOSE UP	17
	PARTIAL BUILDING ELEVATION, SECTION & PROPOSED RAILING DETAILS	18
	EXHIBIT: AERIAL VIEW	19
	EXHIBIT: PROJECT ENTRANCE	20
	EXHIBIT: BIKE DEPOT	21
	EXHIBIT: MARINERS BAY OFFICE	22
	BIKE DEPOT & MARINERS BAY OFFICE PLAN	23
	EXHIBIT: PUBLIC PROMENADE WITH NEW DOCK ENTRIES	24
	EXHIBIT: RENOVATED PARK	25
	EXHIBIT: CLUB ENTRY	26
	EXHIBIT: POOL AREA	27
	EXHIBIT: NORTH PROMENADE VIEW	28
	MATERIALS: EXTERIOR FINISHES	29
	DETAILS: NEW DOCK ENTRIES AND MARINA RAILING	30
	EXISTING LANDSCAPE PLAN	31
	PRELIMINARY HARDSCAPE PLAN	32
	PRELIMINARY PLANTING PLAN	33
	ENTRY LANDSCAPE PLAN	34
	COURTYARD A LANDSCAPE PLAN	35
	POOL DECK LANDSCAPE PLAN	36
	COURTYARD B LANDSCAPE PLAN	37
	COURTYARD C LANDSCAPE PLAN	38
	PLANTING & GROUND COVER PALETTE	39
	PLANTING & GROUND COVER PALETTE (CONT.)	41
	LIGHTING PLAN	42
	LIGHTING PALETTE	43
	LIGHTING PALETTE (CONT.)	44
	LIGHTING PALETTE (CONT.)	45

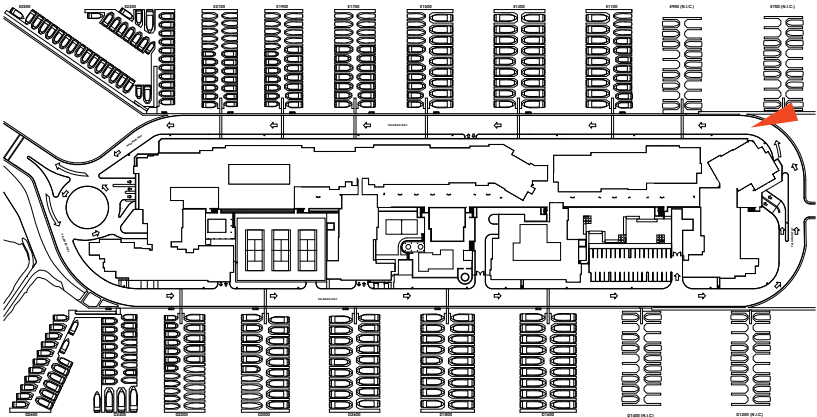


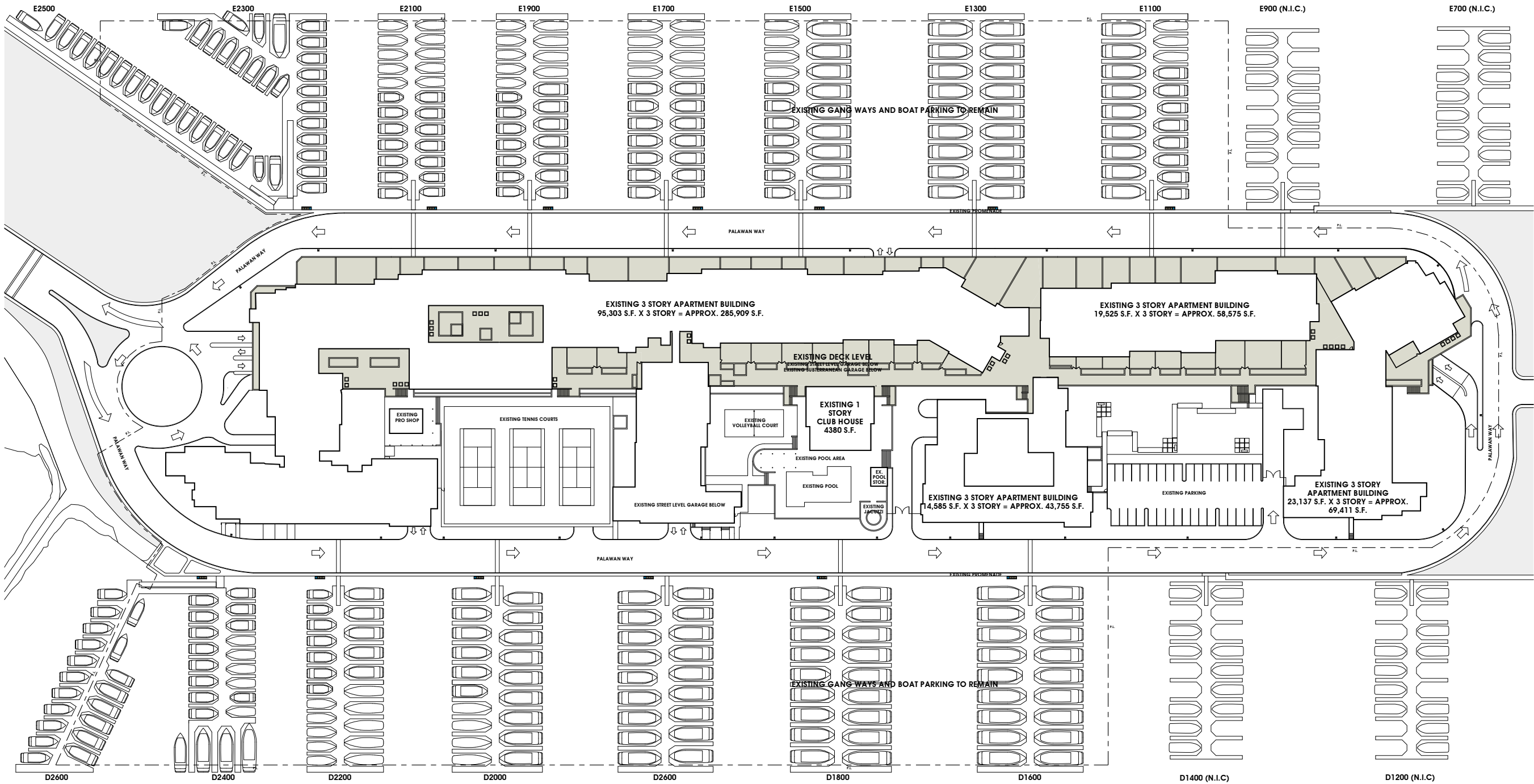


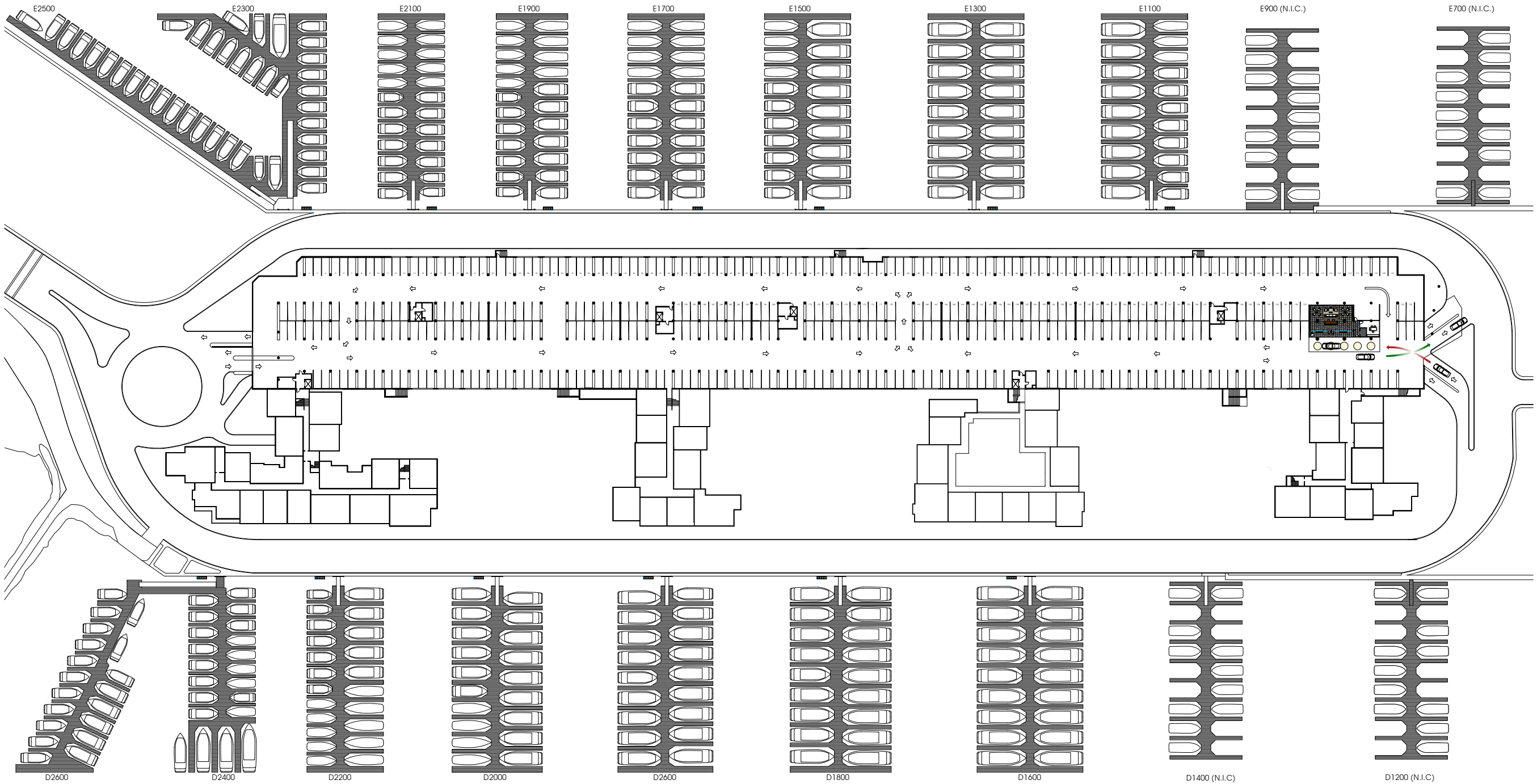


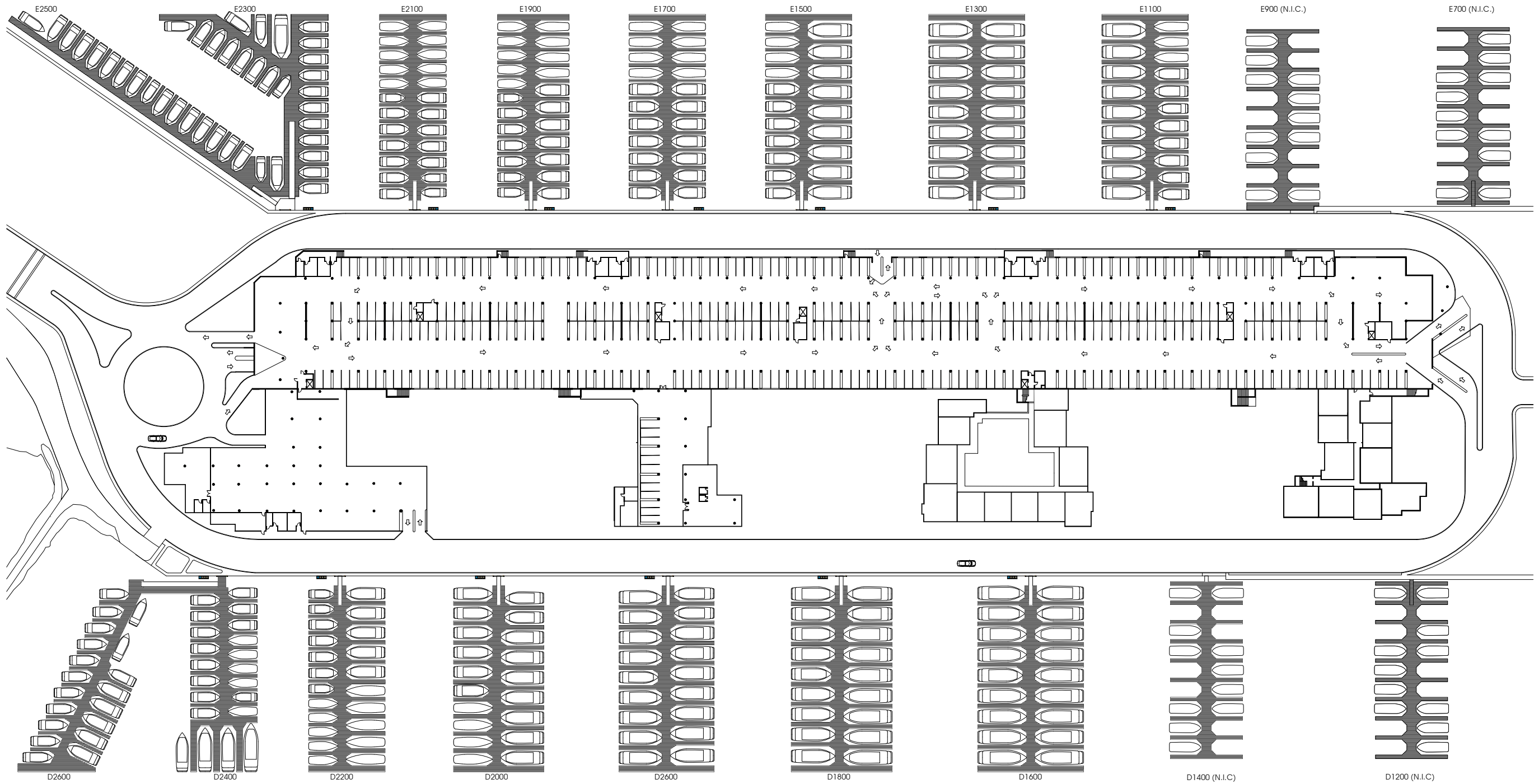


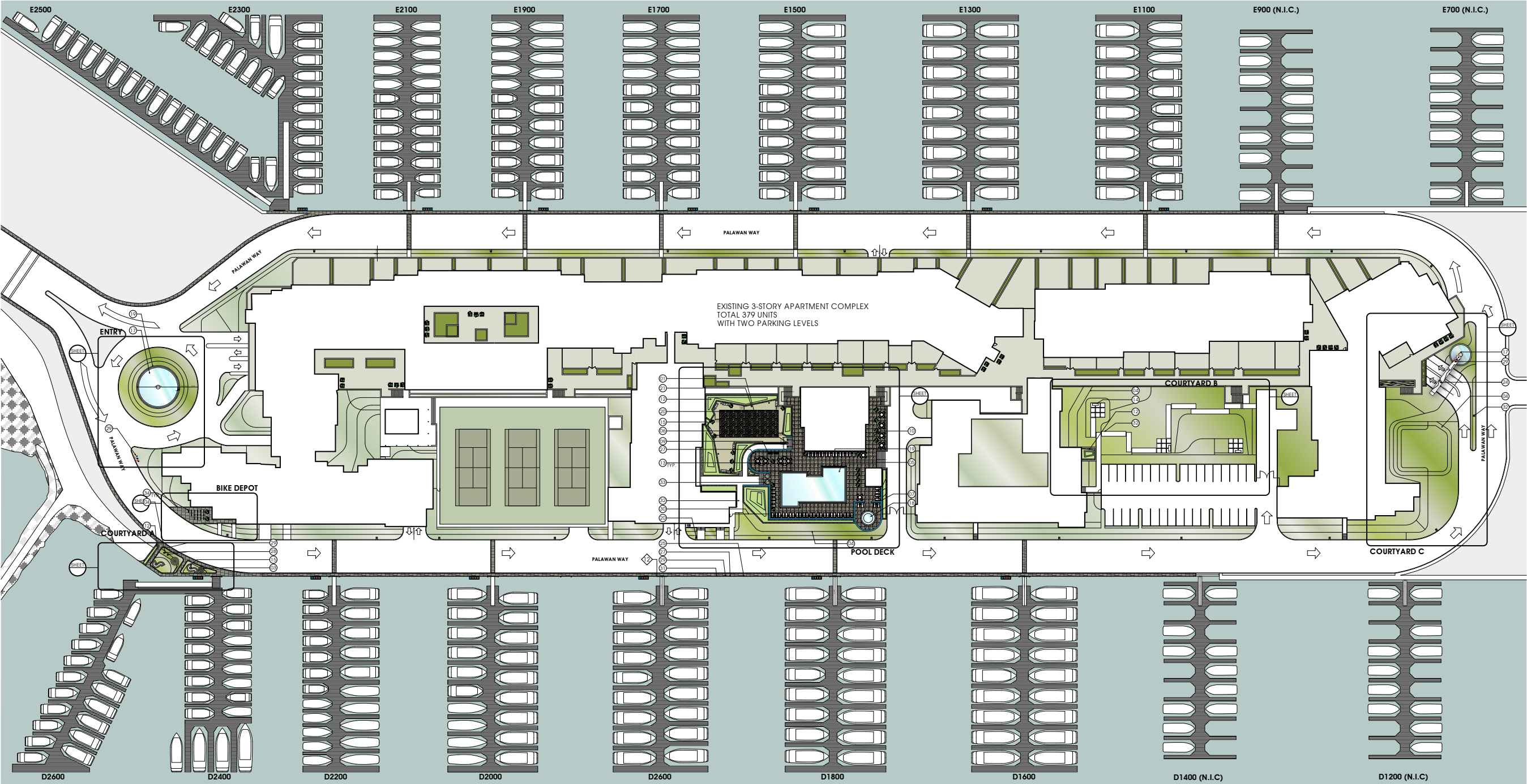


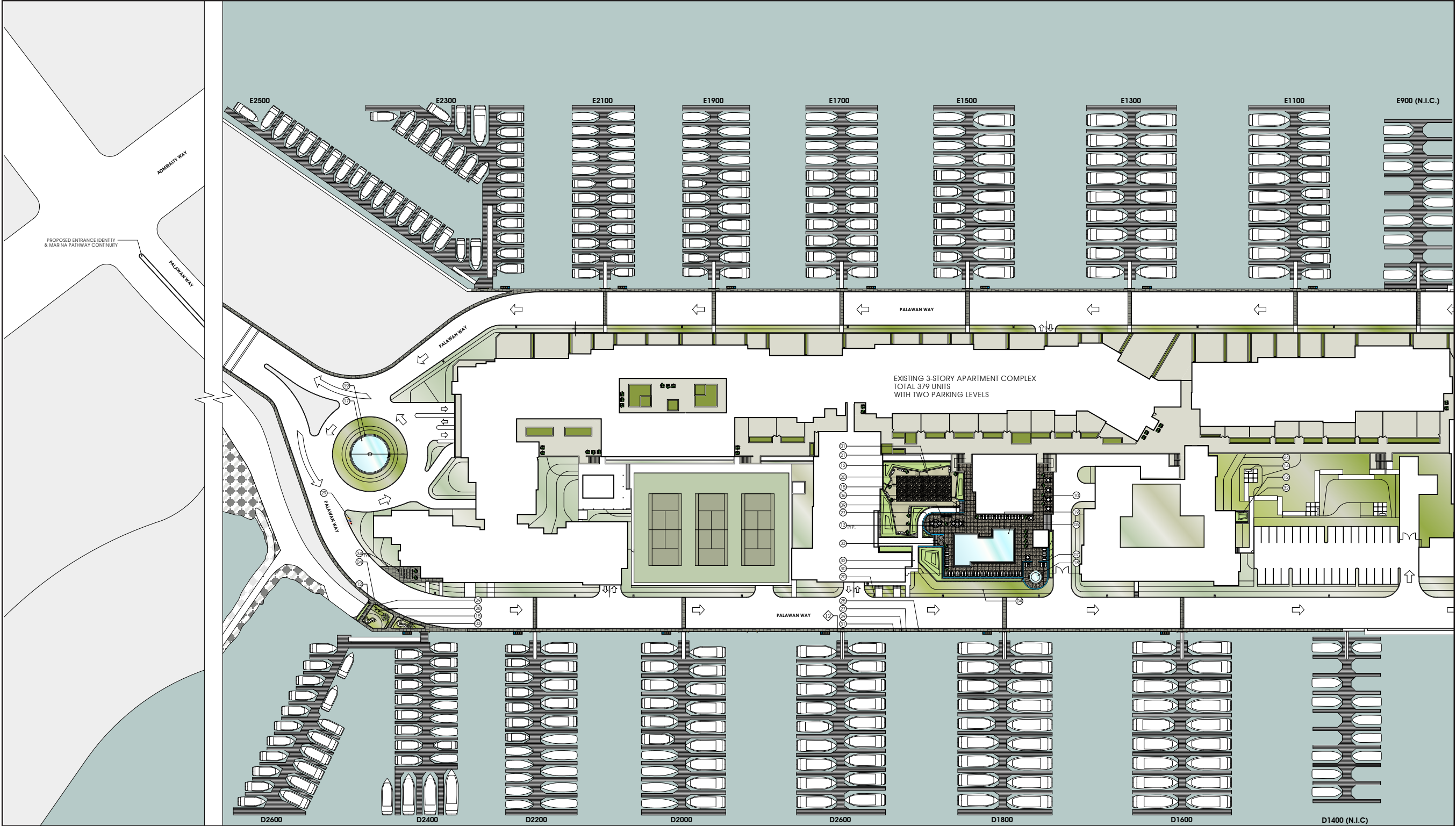






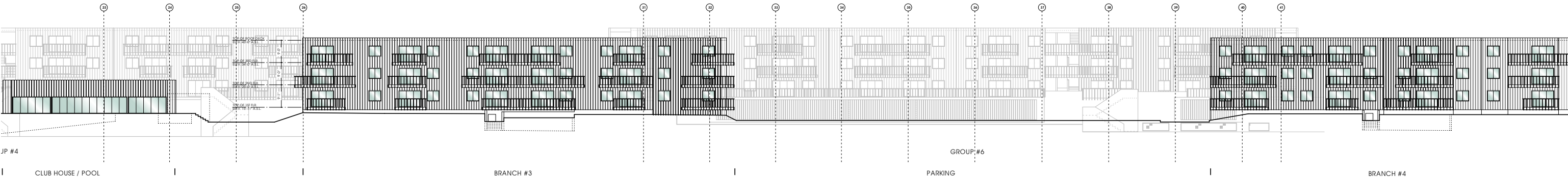




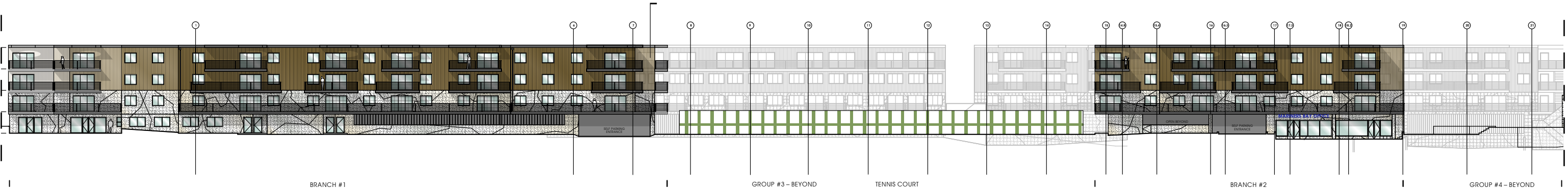




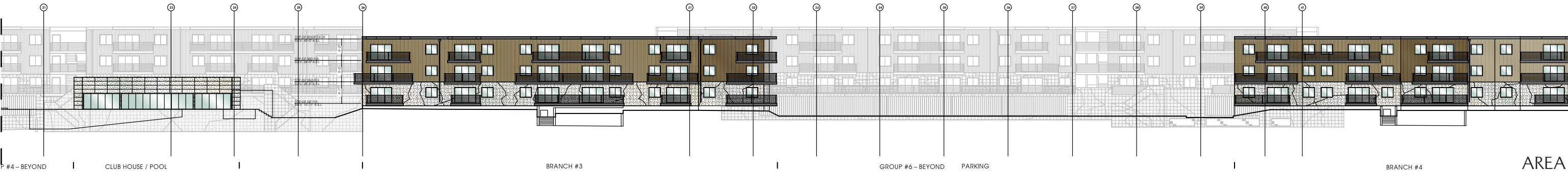
EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION (CONT.)



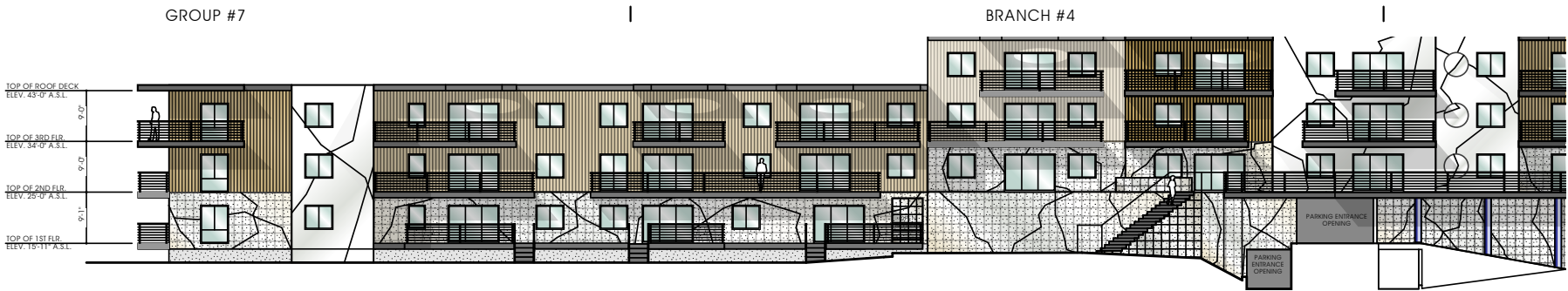
PROPOSED SOUTH ELEVATION



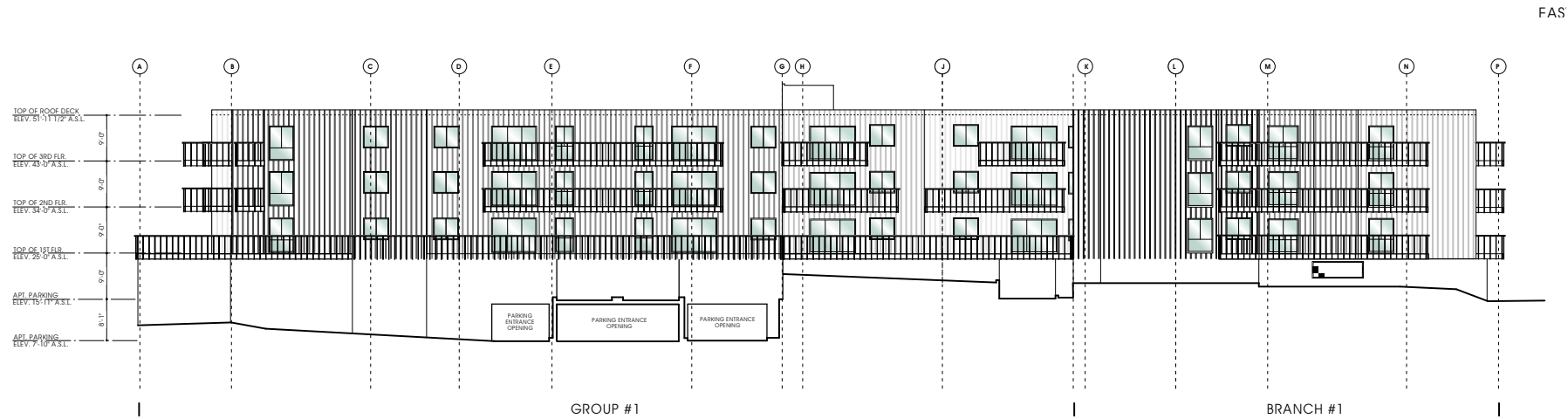
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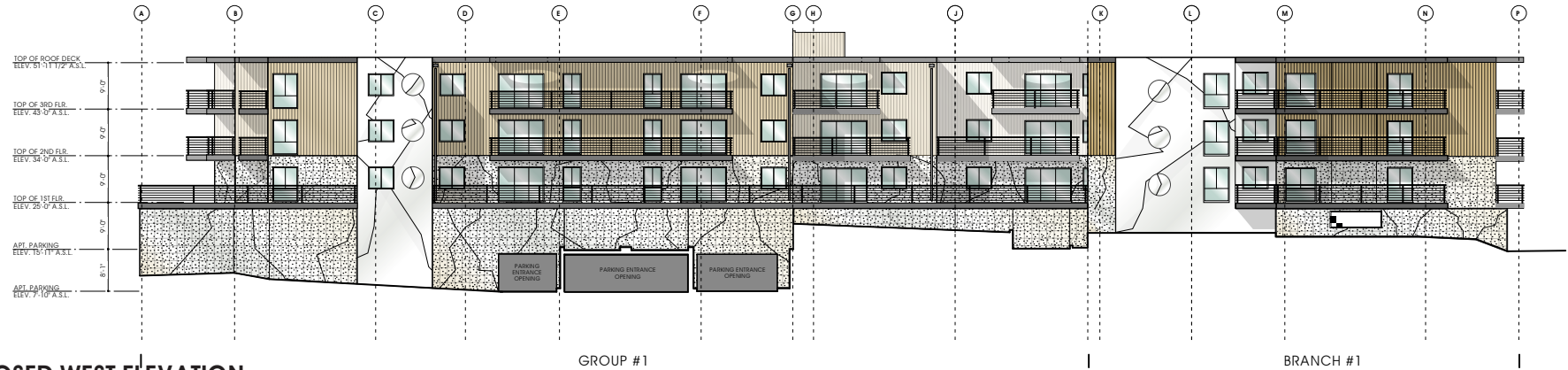
EXISTING EAST ELEVATION



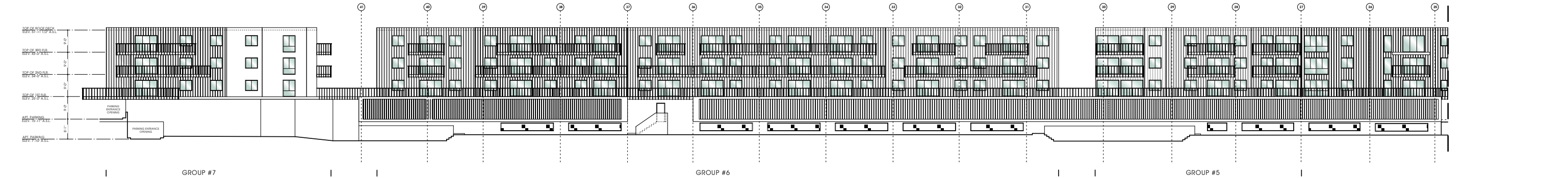
PROPOSED EAST ELEVATION



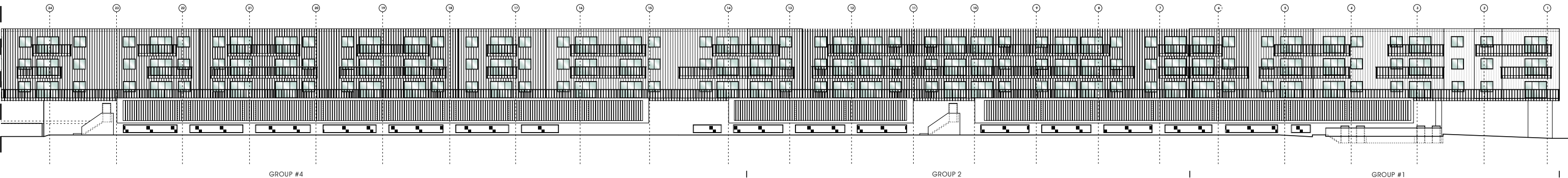
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

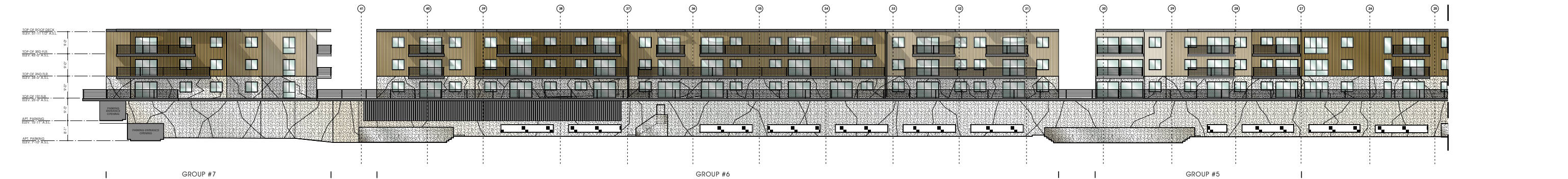


EXISTING NORTH ELEVATION

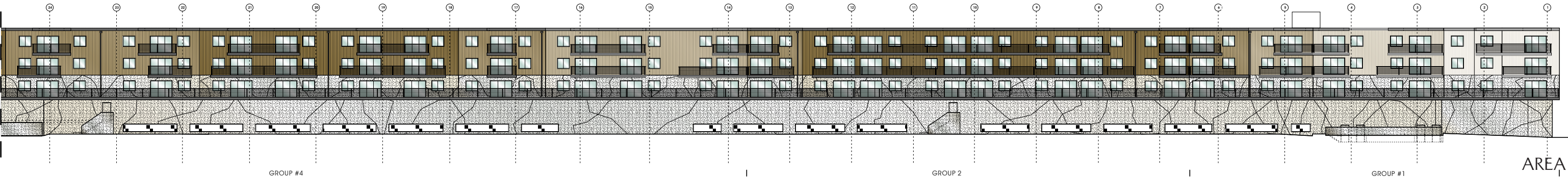


EXISTING NORTH ELEVATION (CONT.)

NORTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED NOUTH ELEVATION (CONT.)



PARTIAL SOUTH ELEVATION

BRANCH #1

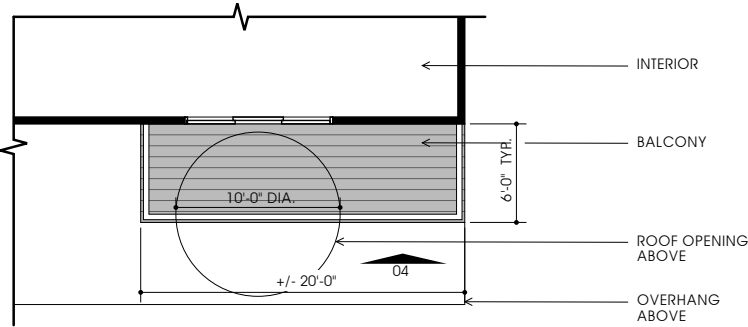


PARTIAL EAST ELEVATION

GROUP #7

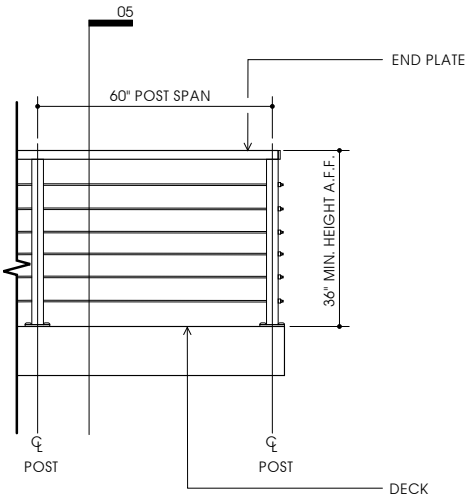
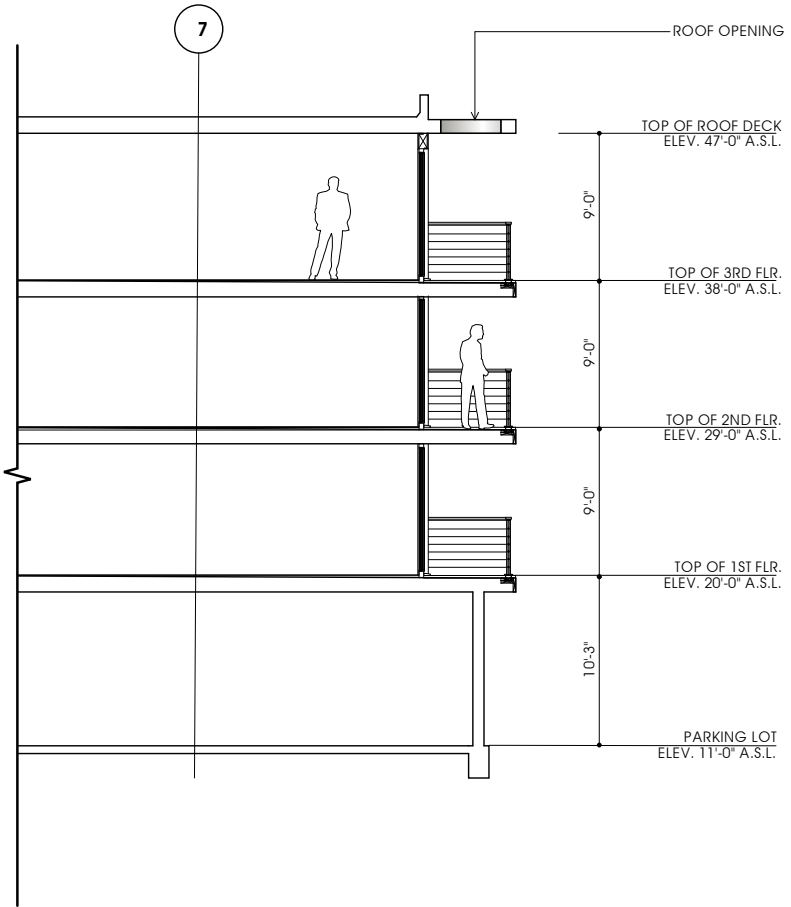
BRANCH #4

01 PARTIAL BUILDING ELEVATION

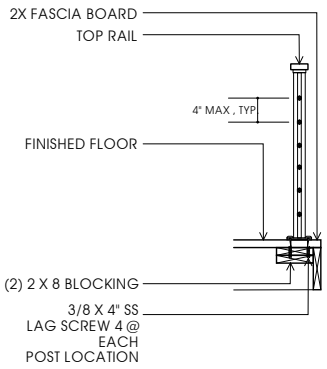


03 TYPICAL BALCONY PLAN

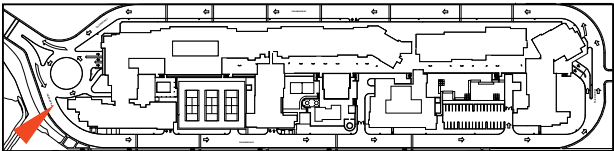
02 PARTIAL BUILDING SECTION

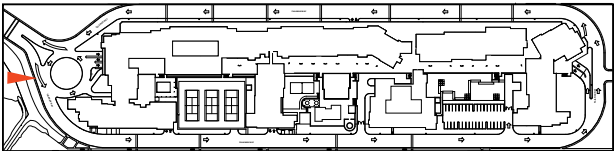


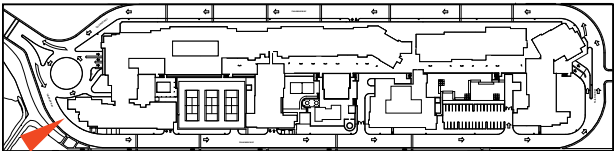
04 TYPICAL RAILING ELEVATION

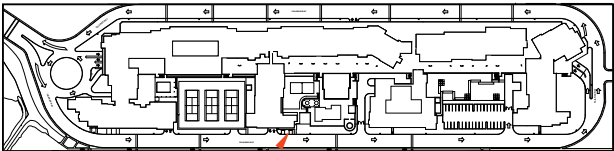


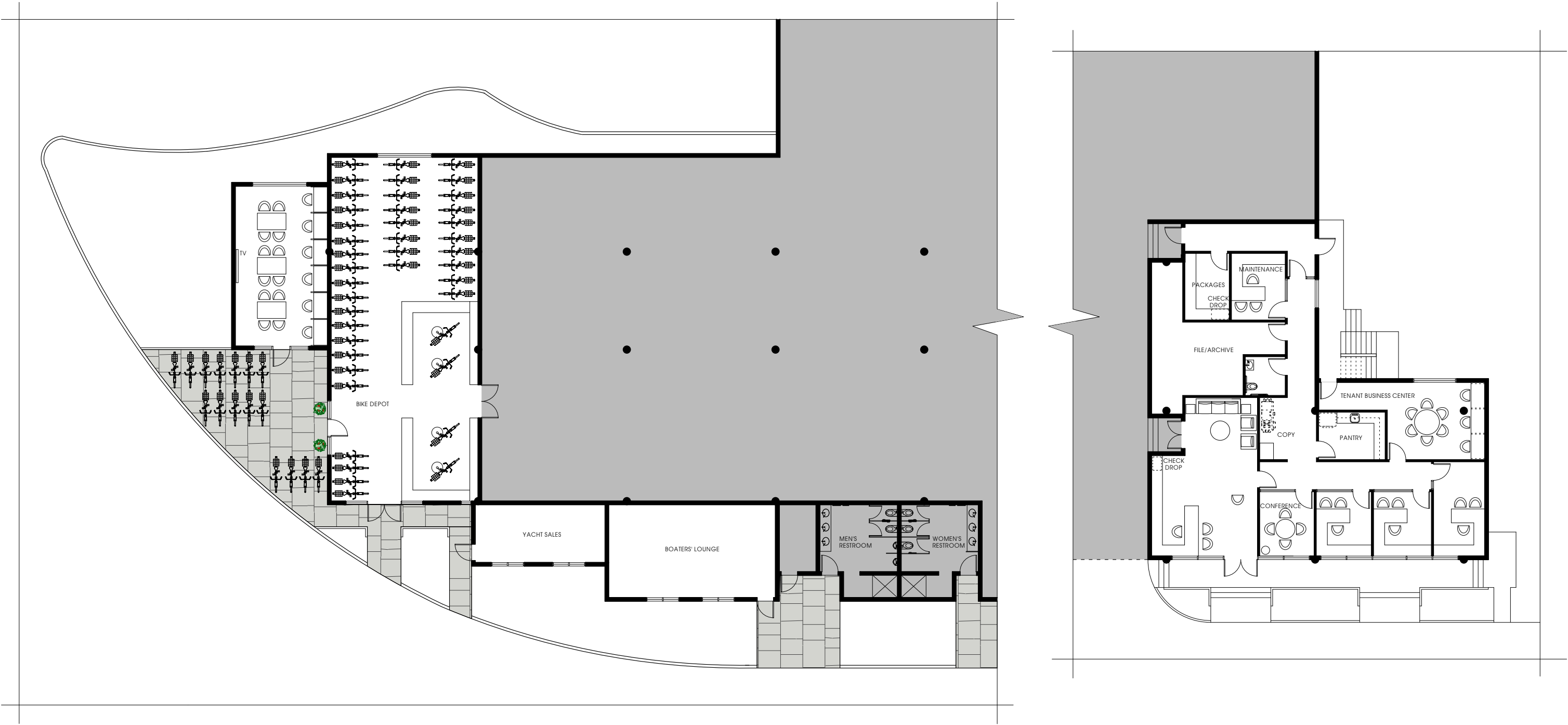
05 TYPICAL RAILING SECTION



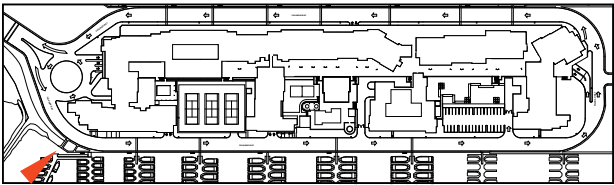


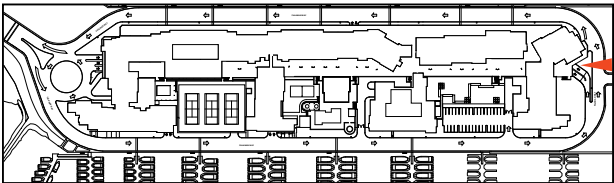


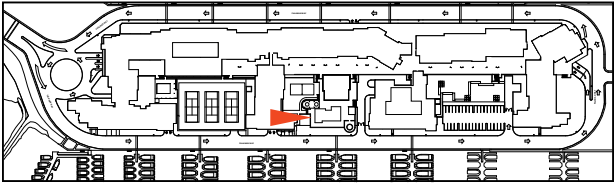


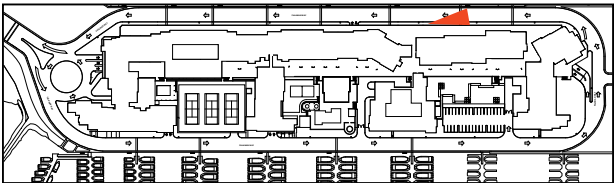














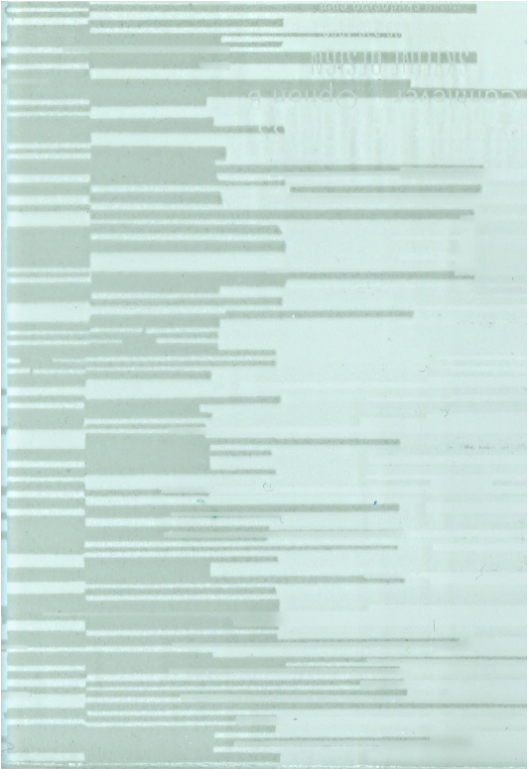
WOOD SIDING



FEATURE STONE
BIANCO ROMANO



BALCONY RAILING



POOL WINDBREAK RAILING



POOL DECK
ALABAMA RAINBOW 1-4



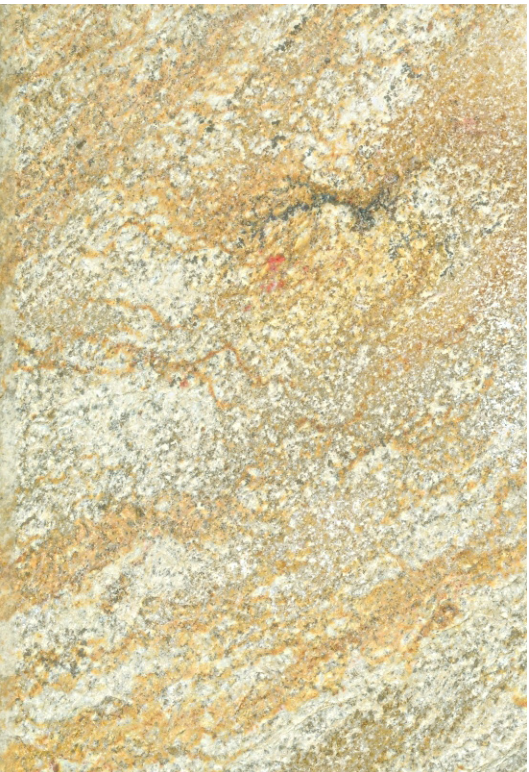
JADE 5-16



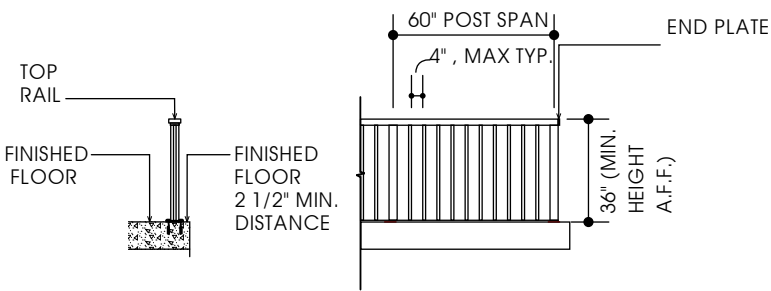
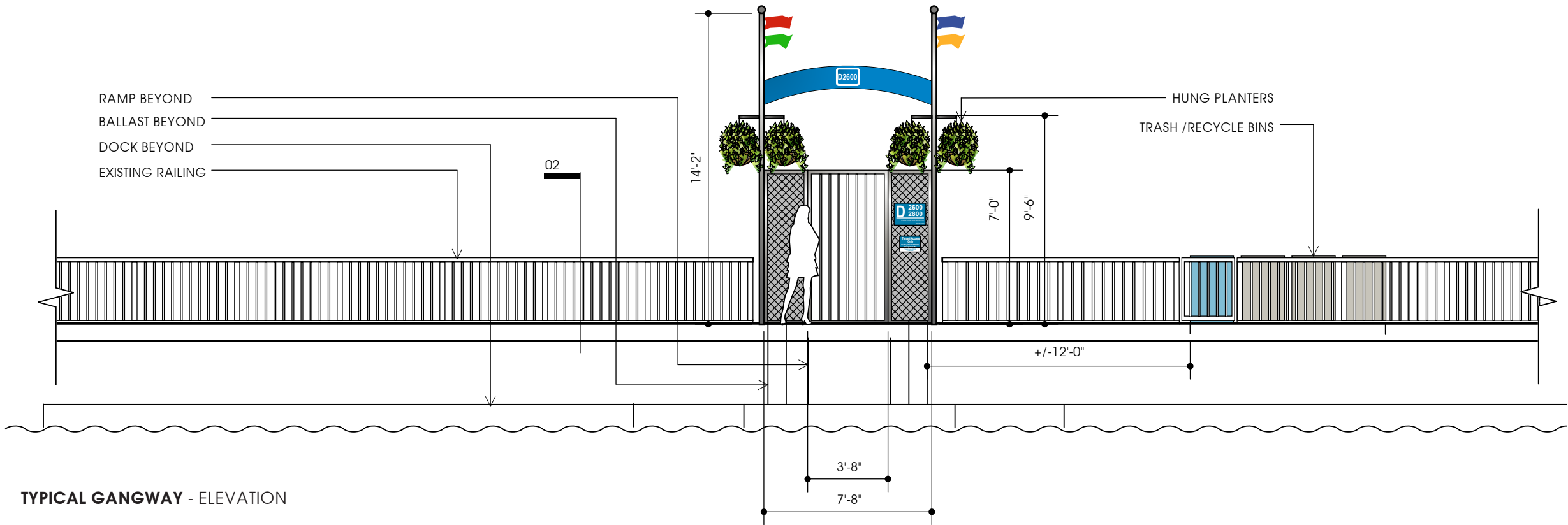
MINI CYPRESS 3-16

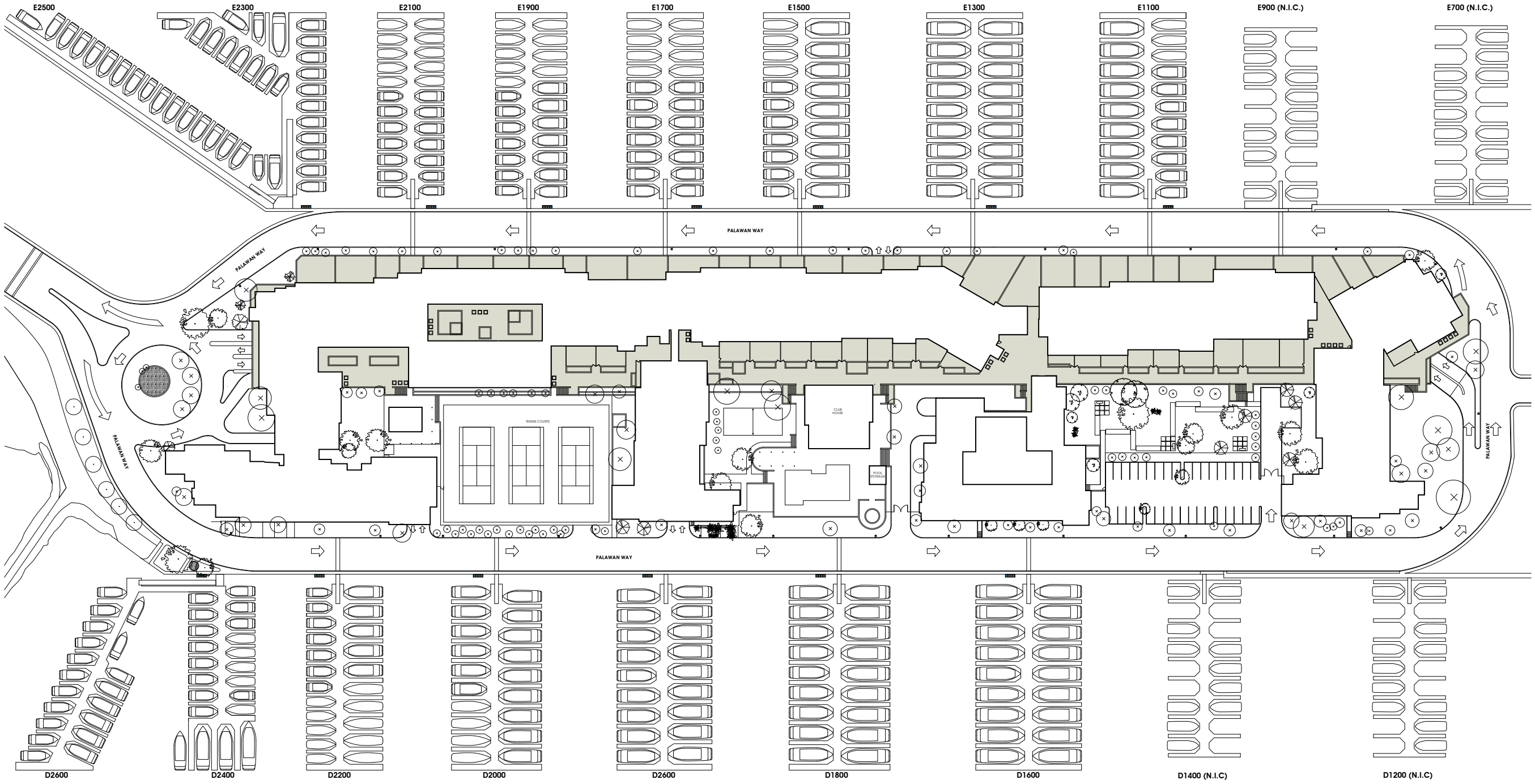


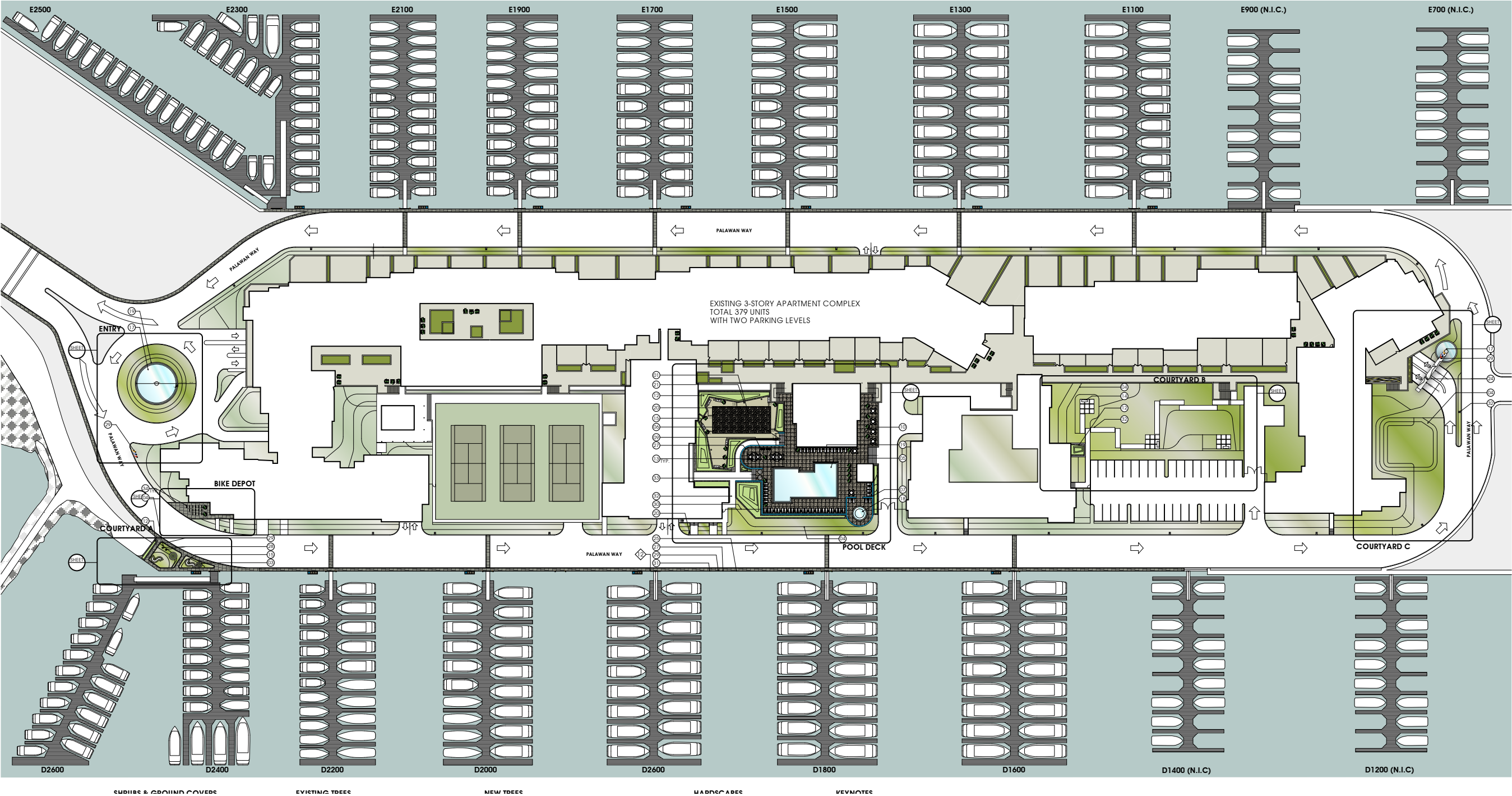
1ST FLOOR STONE
SAFARI QUARTZ

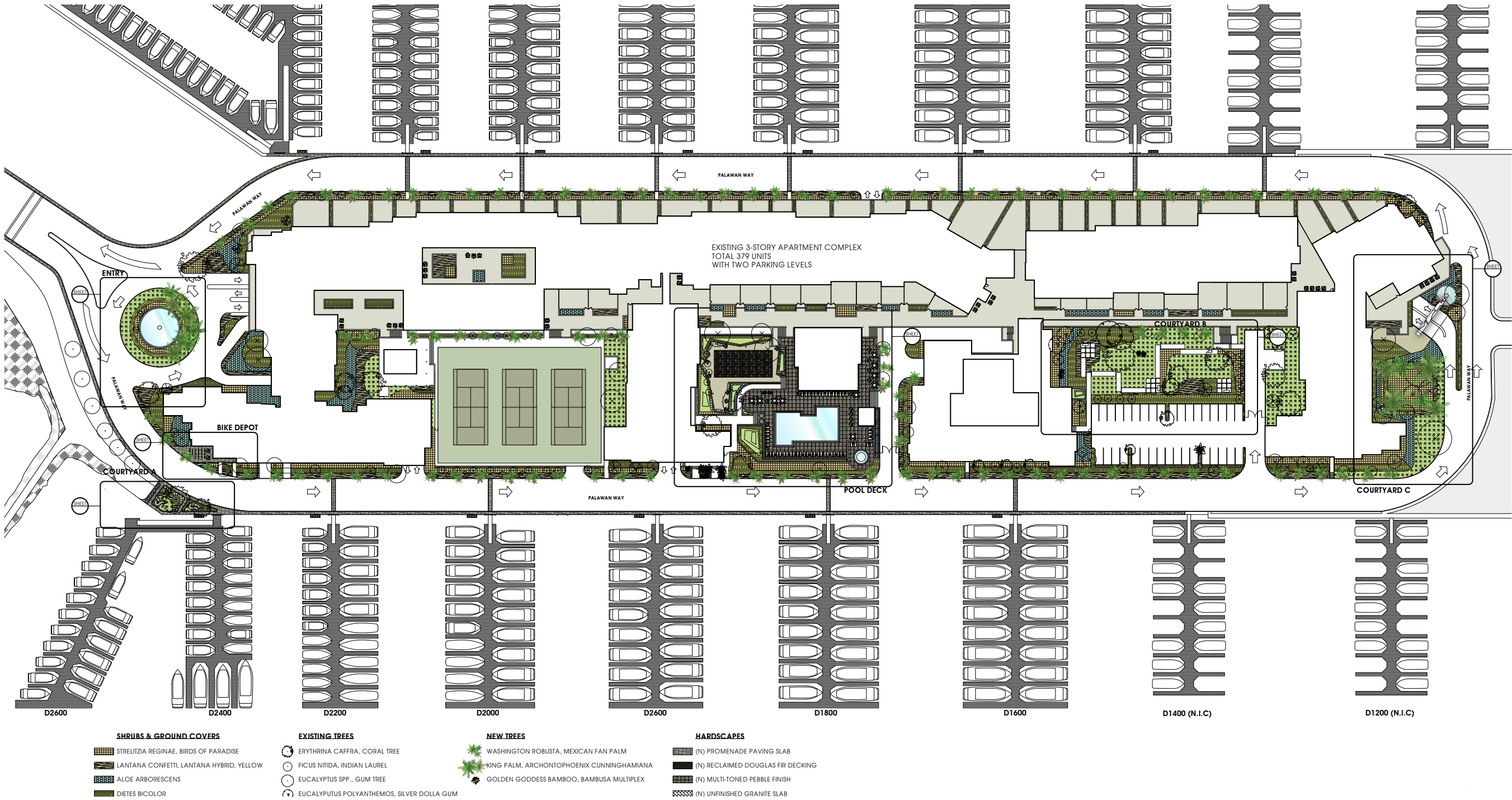


TERRACE STONE
RENALA











ALOE ARBORESCENS



LANTANA HYBRID, YELLOW-ORANGE



DIETES BICOLOR



BIRDS OF PARADISE - STRELITZIA REGINAE



KING PALM - ARCHONTOPHOENIX CUNNINGHAMIANA



MEXICAN FAN PALM - WASHINGTONIA ROBUSTA



SAGO PALM - CYCAS REVOLUTA



GOLDEN GODDESS BAMBOO - BAMBUSIA MULTIPLEX



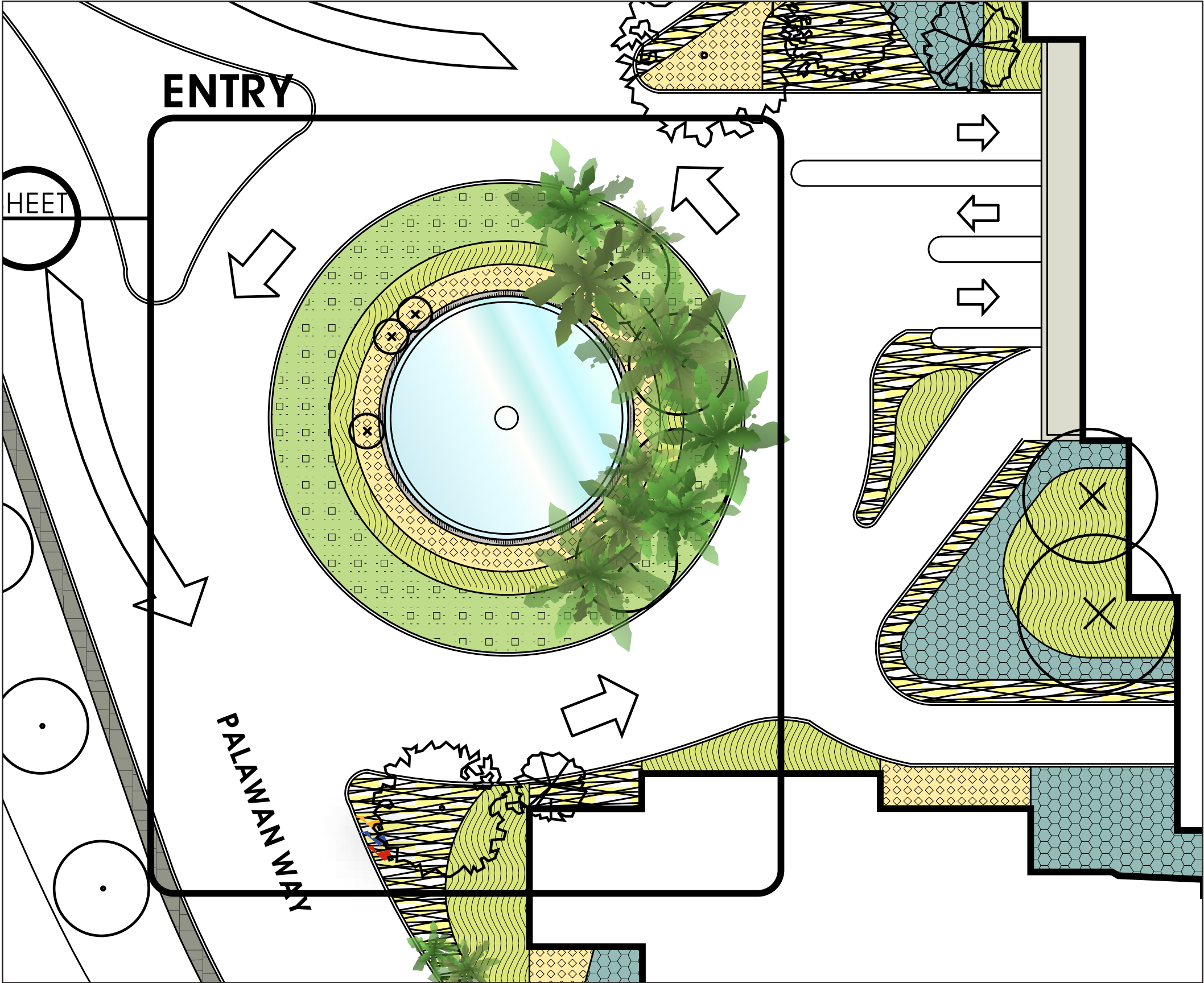
BOARD FORM CONCRETE PLANTERS



LANDSCAPE MOUNDS



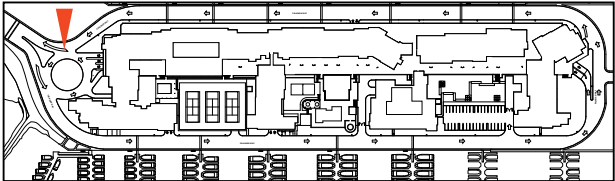
DECOMPOSED GRANITE

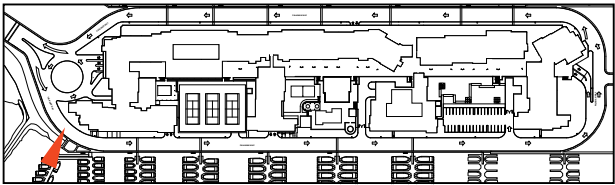
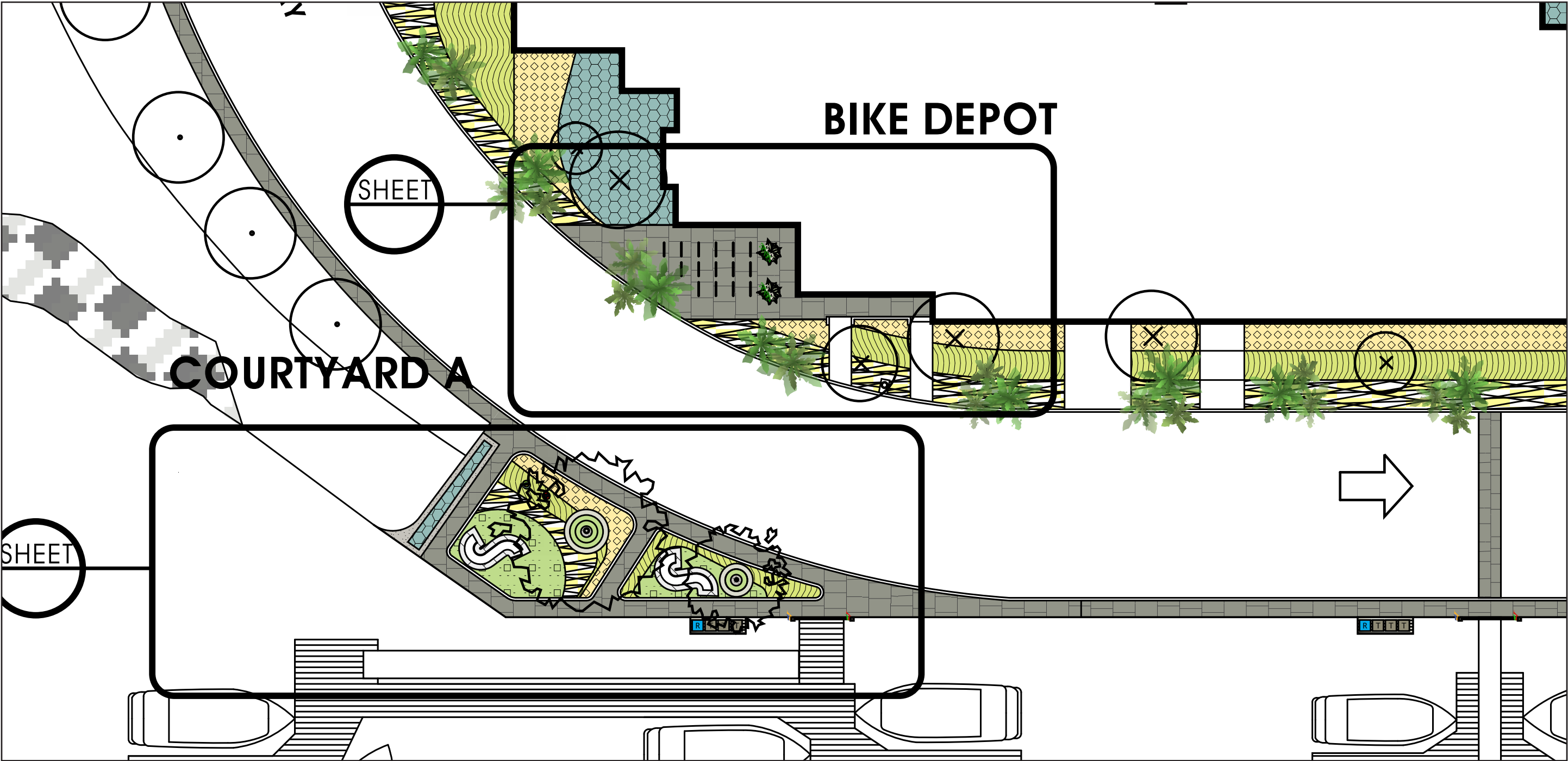


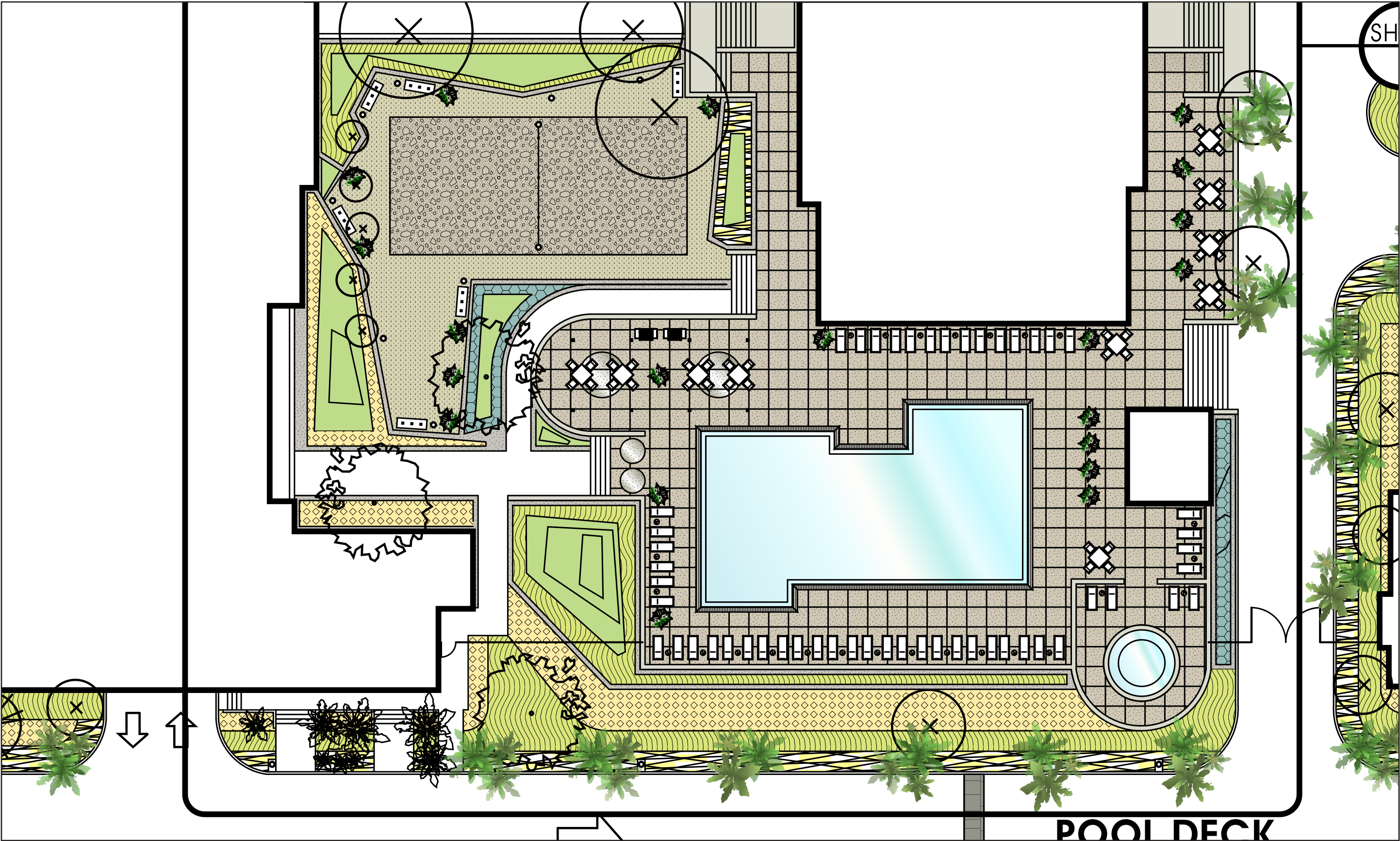
SHRUBS & GROUND COVERS	EXISTING TREES
STRELITZIA REGINAE, BIRDS OF PARADISE	ERYTHRINA CAFFRA, CORAL TREE
LANTANA CONFETTI, LANTANA HYBRID, YELLOW	FICUS NITIDA, INDIAN LAUREL
ALOE ARBORESCENS	EUCALYPTUS SPP., GUM TREE
DIETS BICOLOR	EUCALYPTUS POLYANTHEMOS, SILVER DOLLA GUM
LAWN	SCHINUS TEREBINTHIFOLIUS, BRAZILIAN PEPPER
DECOMPOSED GRANITE	EUCALYPTUS CITRIODORA, LEMON SCENTED GUM
LANDSCAPE MOUND	MYOPORUM LAETUM
BOARD-FORM CONCRETE WALLS	EUCALYPTUS SPP., GUM TREE
	PODOCARPUS GRACILIOR, FERN PINE
	SYAGRUS ROMANZOFFIANUM
	TREE TO BE REMOVED
NEW TREES	HARDSCAPES
WASHINGTONIA ROBUSTA, MEXICAN FAN PALM	(N) PROMENADE PAVING SLAB
KING PALM, ARCHONTOPHOENIX CUNNINGHAMIANA	(N) RECLAIMED DOUGLAS FIR DECKING
GOLDEN GODDESS BAMBOO, BAMBUSIA MULTIPLEX	(N) CONCRETE PAVING W/COLOR COATING
	(N) UNFINISHED GRANITE SLAB
	EXISTING PAVING
	EXISTING DOCK

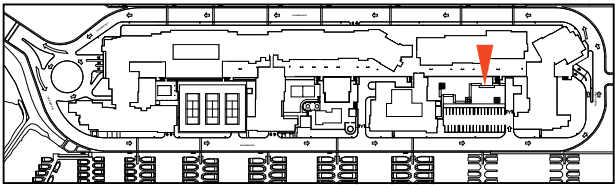
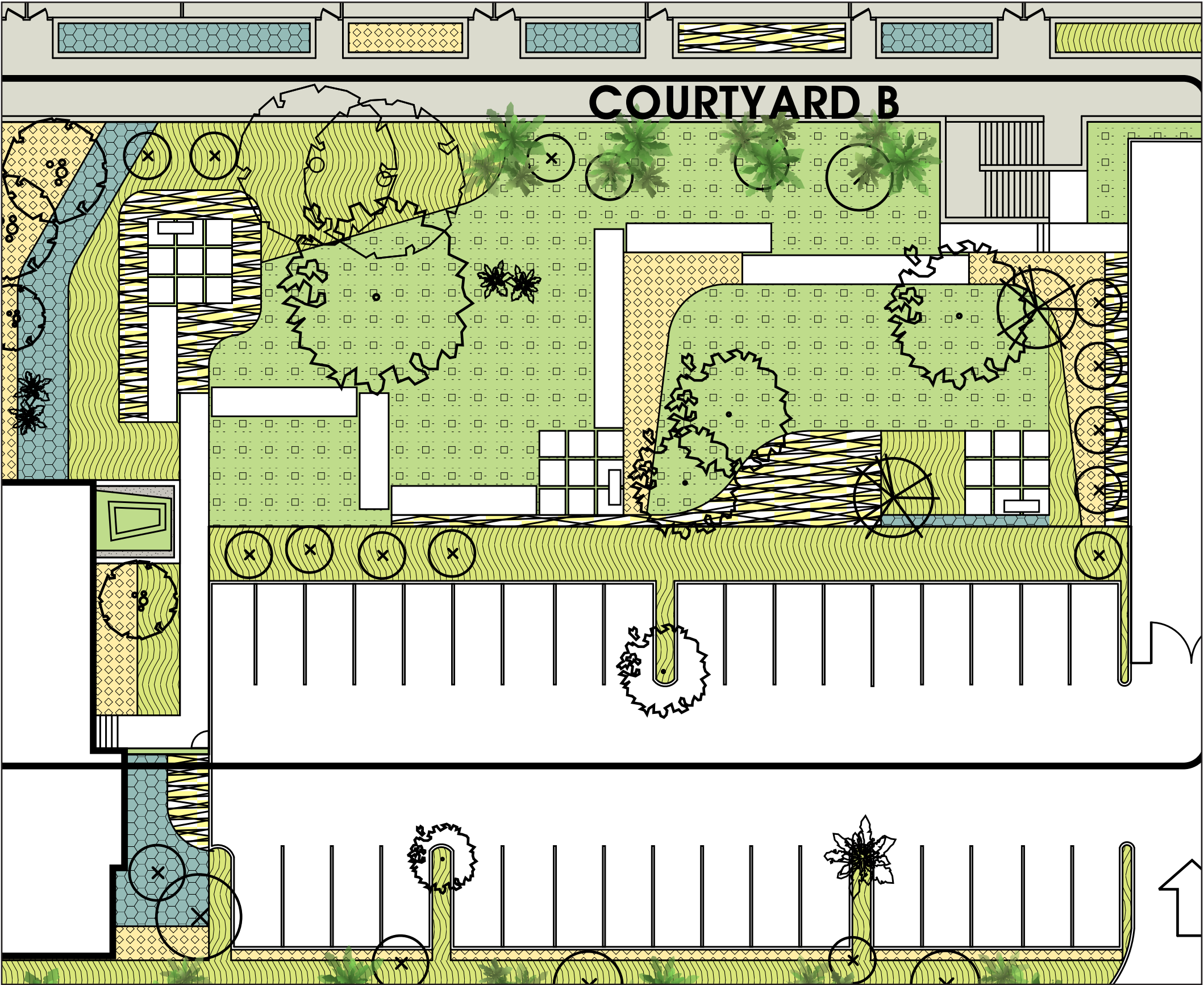
- KEYNOTES**

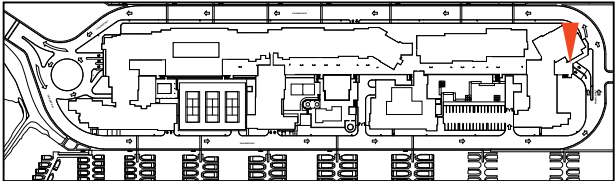
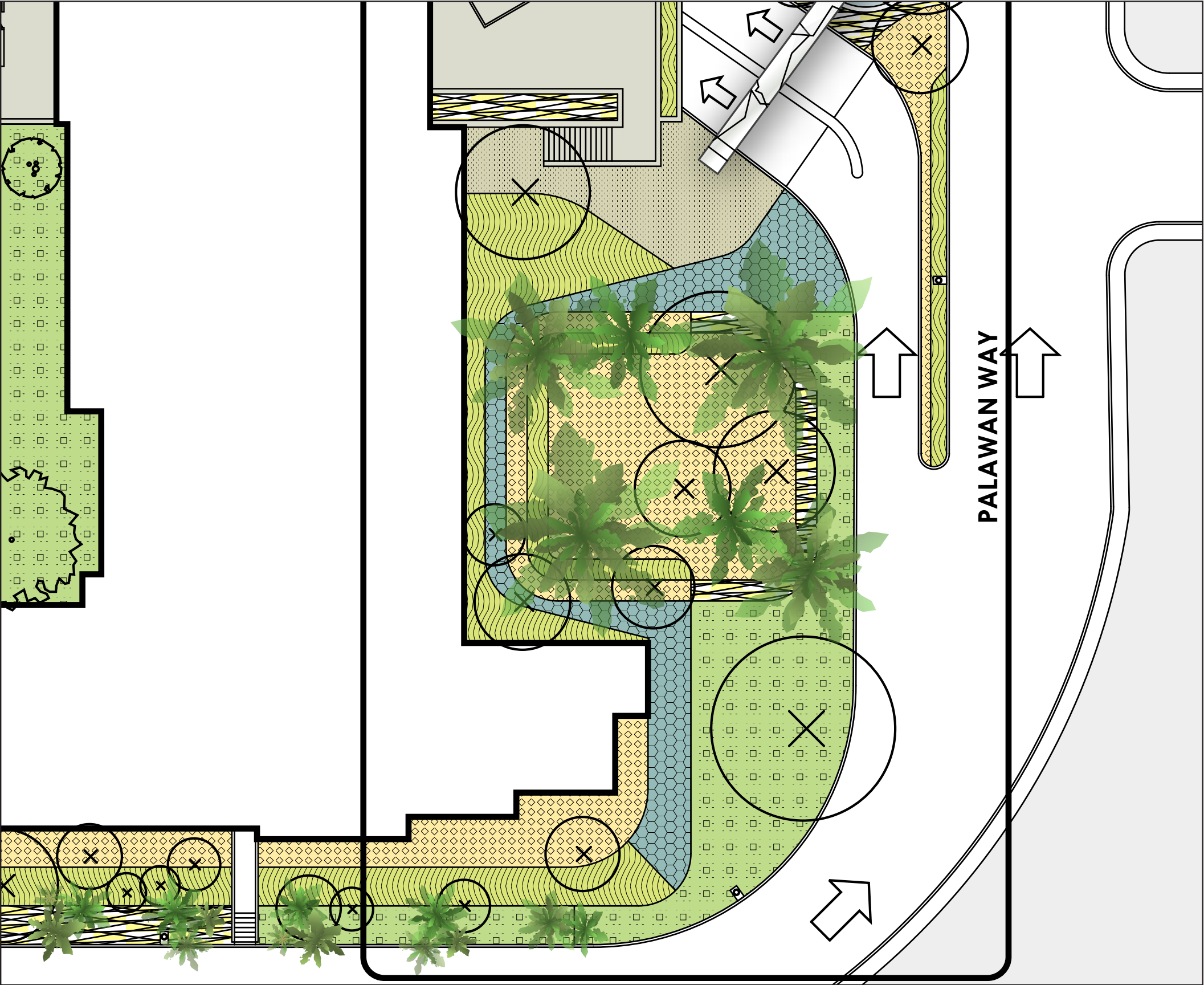
 - EXISTING VOLLEYBALL COURT TO REMAIN
 - EXISTING TREE
 - (N) TREE WELL
 - (N) PLANTING AREA
 - EXISTING POOL TO REMAIN
 - EXISTING STAIR
 - (N) POOL ENCLOSURE WINDBREAK FENCE
 - (N) PLANTER BENCH WALL
 - EXISTING BBQ / BAR
 - (N) CONCRETE PAVING W/ COLOR COATING
 - (N) PLANTER WALL
 - (N) LANDSCAPE MOUND
 - (N) PROMENADE PLATFORM BENCH
 - EXISTING CONCRETE BENCH
 - (N) COURTYARD BENCH
 - EXISTING POOL TO REMAIN
 - WATER FEATURE
 - EXISTING JACUZZI TO REMAIN
 - (N) INFINITY POOL DRAIN
 - POLE LIGHT
- BOLLARD LIGHT
 - TENNIS COURT SCREENING
 - HANGING PLANTERS
 - STONE GATEWAY FEATURE
 - MARINA CABLE RAIL FENCE
 - GANGWAY GATEWAY
 - PROMENADE CANTILEVER DECK PLATFORM
 - ART SCULPTURE
 - FEATURE FLAG POLE
 - EXISTING PROPERTY GATE
 - EXISTING TRASH / RECYCLE PLATFORM
 - EXISTING CONCRETE PATHS
 - FEATURE STONE
 - FEATURE POOL DECK FURNITURE
 - FREESTANDING AWNING

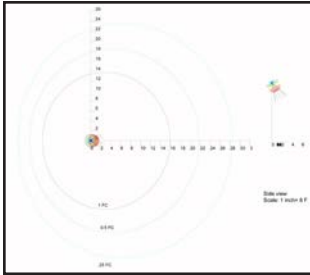
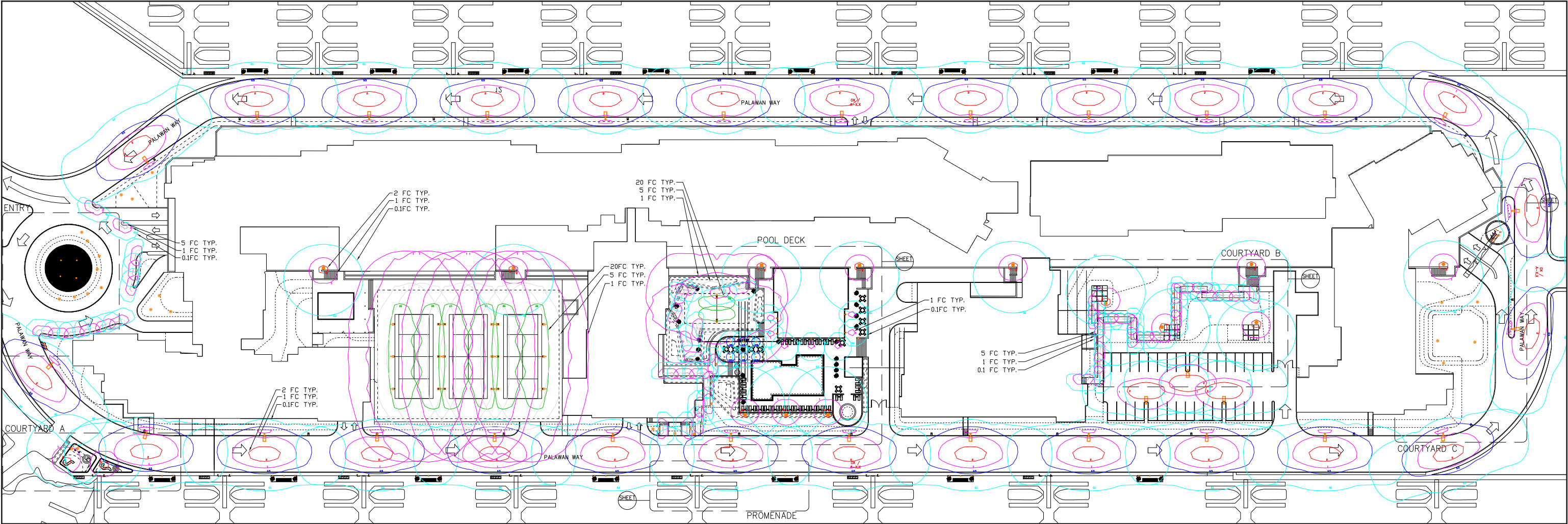




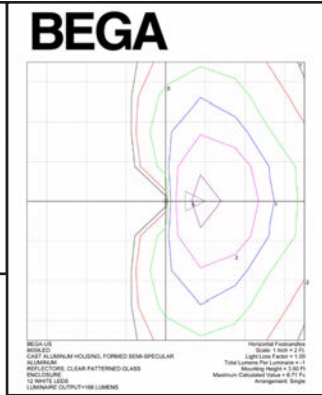




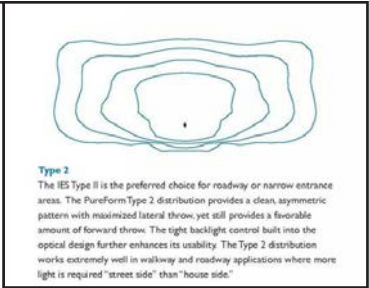




12' POLE LIGHT
DISTRIBUTION



39" BOLLARD
LIGHT DISTRIBUTION



24' POLE LIGHT
DISTRIBUTION

LIGHTING LEGEND

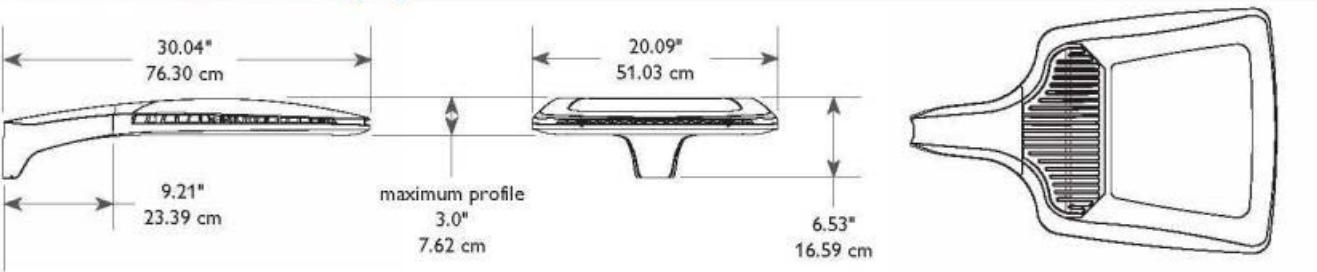
- POLE AREA LIGHT
GARCO - PUREFORM
MOUNTED ON 24' AND 20'
POLE
55W LED
www.garco.com
- BEGA RESIDENTIAL POLE
8200MH - 12' POLE
12W LED
www.bega-us.com
- RECESSED STEPLIGHT
BK LIGHTING
STEP STAR LED
8W LED
www.bklighting.com
- WALL MOUNTED LIGHT
LOUIS POULSEN
AJ50 WALL LED - 8W LED 3000K - ALU COL
TEXT
8W LED
www.louispoulsen.com
- TREILLIS DOWNLIGHT
BEGA
1285P
9W CF
www.bega-us.com
- FOUNTAIN UNDERWATER LIGHT
LUMASCAPE
LS265LED TRISTAR
29W LED
www.lumascap.com
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BEGA
8659LED
13W LED
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MP LIGHTING
L06
0.1W LED
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3W LED
www.bklighting.com
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CATSKILL
15W LED
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BEGA
8754MH
39W MH
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- TENNIS / VOLLEYBALL COURT POLE
GARCO - GULLWING
MOUNTED ON 24'
POLE
750W MH
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- RECESSED STEPLIGHT
BK LIGHTING
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- WALL MOUNTED LIGHT
LOUIS POULSEN
AJ50 WALL LED - 8W LED 3000K - ALU COL
TEXT
8W LED
www.louispoulsen.com



NEW SITE POLE LIGHT BY PHILLIPS - GARCO
MODEL: PUREFORM

NEW TENNIS COURT / VOLLYEBALL COURT POLE LIGHT BY PHILIPS - GARCO
MODEL: GULLWING

STANDARD ARM MOUNT (A1)





NEW RESIDENTIAL POLE LIGHT FOR POOL DECK AND WALKWAYS BY BEGA
MODEL: 8200MH 30 DEGREE TILT 12' POLE



NEW BOLLARD PATH LIGHT BY BEGA
MODEL: 8659LED 39"



	Lamp	Lumen	A	B
8200 MH	1 70W T6 G12 MH	6600	31 1/2	19 7/8



WALL MOUNTED LED FIXTURE BY LOUIS POULSEN
MODEL: AJ 50 WALL LED
8W LED



ADJUSTABLE TREE UPLIGHT BY BEGA
MODEL: 8658 MH
39W HID



MINI MARKER / PATH LIGHT BY MP LIGHTING
MODEL: L06
0.1W LED



RECESSED STEP/WALL LIGHT BY BK LIGHTING
MODEL: STEP STAR BSS LED
8W LED



UNDERWATER FOUNTAIN LIGHT BY LUMASCAPE
MODEL: TRISTAR LS265LED
29W LED



OUTDOOR DOWNLIGHT BY BEGA
MODEL: 1285P
9W CFL



POLE MOUNTED UPLIGHT BY BK LIGHTING
MODEL: MINI MICROCYLINDER



LARGE POLE LED UPLIGHT FIXTURE BY BK LIGHTING
MODEL: CATSKILL
15W LED